

Daun Johnson

From: Dominic Smith <dominic.smith@westsussex.gov.uk>
Sent: 22 September 2015 14:26
To: Planning.Responses
Cc: James Rand
Subject: RE: Planning Consultation on: BN/32/15/OUT
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image008.emz; image010.emz

WEST SUSSEX COUNTY COUNCIL STRATEGIC PLANNING CONSULTATION

DATE: 22nd September 2015

FROM: Beth Wilson

TO: Arun District Council
FAO: Neil Crowther

SUBJECT: BN/32/15/OUT Outline application with all matters reserved for the erection of 38 No. dwellings including open space, landscaping & new access. This application is a Departure from the Development Plan.

Land Rear of the Lillies, Yapton Road, Barnham, PO22 0AY

RECOMMENDATION:

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Advice

Modification

More

Information
Objection

No Objection

Refusal

Summary

WSCC have been consulted in the role as the Local Highway Authority on an outline application, with all matters reserved (including access) for the erection of 38 dwellings with associated parking on land to the rear of The Lillies, Yapton Road, Barnham. The development comprises a mix of detached, semi-detached, terraced houses and apartments including 11 affordable units.

Access

The proposed development intends to provide a new access onto Yapton Road (the B2233), with the existing site access proposed to be 'adapted' to access an existing cottage which is to remain to the north east of the site.

The proposed access is demonstrated in the form of a bellmouth junction with 6m radii and 2m wide footways on either side of the carriageway. Visibility has been demonstrated in line with Manual for Streets (MfS) guidance of 2.4m x 43m for a 30mph road, which is considered acceptable for this type of development. Drawing 5184.001 notes the commitment to remove the existing hedging within the visibility splay. However, the 85th percentile speed should be demonstrated when seeking reserved matters relating to access to demonstrate the extent of the splay is appropriate for the recorded speeds.

The geometries of the access, as well as tracking to demonstrate two cars manoeuvring the access (in an in-out arrangement) will need to be demonstrated at the Reserved Matters stage of this application. A

Stage 1 Road Safety Audit will also need to demonstrate the suitability of the access, including in relation to pedestrian safety.

No information has been provided as to the 'adaption' of the existing access to the site, which will be used to access a private property to the north east of the site. Although in principal this arrangement is considered acceptable, details of the geometries of this access are to be provided as part of the Reserved Matters, with existing visibility considered to be acceptable due to the de-intensification of this access.

Accessibility

The site is well located with regards to Barnham village centre, with good opportunities for sustainable travel provided for walking, cycling and bus/train travel. Whilst Barnham is a small village with limited amenities, the site is considered a sustainable location given the proximity to the bus stop/ railway station which provide links to a wider range of services at Bognor Regis, Southampton, Portsmouth and London.

Trip Generation/ Distribution

The Applicant has provided details of the existing and proposed use's trip generation of the site, using the TRICS (v.7.1.3) database. The parameters used have been assessed against our own understanding of the required site parameters, which are detailed as the following:

- Use of TRICS (v.7.2.2) database
- Sites in England and Wales only (with sites in Greater London excluded)
- Sites of 10-100 units
- Suburban Area and Edge of Town locations only
- Weekdays only

Although the Applicant has used parameters which are not quite comparable to this location (e.g. the use of sites in Greater London), the TRICS outputs are higher than those found using the LHA's own parameters. These outputs are, therefore, considered robust and are acceptable for this development.

The net trip increase of the proposed development compared to its existing use results in +149 over a 12 hour period (approx. 1 additional vehicle every 5 minutes or a total of 1 vehicle every 4 minutes). The additional movements are therefore unlikely to have an effect on the local road network, although no information on trip distribution has been given. In this instance, this level of information is considered acceptable.

Parking

87 car parking spaces are proposed as part of the development. The Applicant has used the WSCC parking calculator to assess the required level of parking, for which 88 spaces are advised. The site layout (drawing no. 049.200.01) does not demonstrate parking relative to each plot; however this is described in the Transport Statement. Further detail is to be provided at the Reserved Matters stage for layout, with parking to be demonstrated in accordance with the WSCC parking calculator outputs of 76 allocated resident spaces, 5 unallocated resident spaces and 7 visitor spaces.

Cycle parking is to be provided at a minimum of one space per 2 bedroom dwelling and two spaces per 3-5 bedroom dwelling. This is to be provided either in rear sheds or garages where space allows. Long stay cycle parking is also to be provided for the flats in covered, secure cycle storage areas. Visitor cycle parking is to be provided.

Servicing

Refuse vehicle tracking has been provided in drawing number 5184.002. This will be further assessed at the Reserved Matters Stage along with the internal site layout, however the Applicant will need to demonstrate that a refuse vehicle can get to within 25m of the storage point and if bin collection points are required, residents should not be required to carry waste more than 30m to the storage point, in line with MfS requirements.

Internal Road Layout

Subject to this application being approved, the internal road layout will be assessed at the Reserved Matters stage. Extent of adoption plans (if applicable) will need to be provided.

Summary

The LHA offers no objection to the principle of the proposed development at this outline stage. The Reserved Matters will need to address the following to be deemed acceptable:

- The geometries of the proposed access and tracking to demonstrate two cars manoeuvring the access (in-out arrangement) will need to be demonstrated.
- A Stage 1 Road Safety Audit will need to demonstrate the suitability of the access, including in relation to pedestrian safety.
- The geometries of the existing access 'adaption' will need to be provided.
- A more clear site layout will need to be provided, demonstrating car and cycle parking relative to each plot.
- 88 car parking spaces are to be provided, with both long and short stay cycle parking.
- Refuse vehicle carry distances are to be provided in line with MfS requirements.
- Extent of adoption plans (if applicable) will need to be provided.

Beth Wilson
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 13 August 2015 16:04

To: SU Local Development

Subject: Planning Consultation on: BN/32/15/OUT

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 -

Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

APPLICATION **BN/32/15/OUT**

NO:

Registered: 13th August
2015

Site Address: Rear of the Lillies Yapton Road Barnham PO22 0AY

Grid Reference: 496425 104064

Description of Works: Outline applicaiton with all matters reserved for the erection of 38 No. dwellings including open space, landscaping & new access. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17-SEP-15.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr N Crowther who can be contacted on telephone number 01903737500 Ex 37839.

Regards
Planning Officer

consultee_email

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