

[REDACTED]

[REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 27 October 2020 12:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/84/20/PL - Angels Nursery, Yapton Road, Barnham

Please upload onto Ocella the email below which is a further consultation response from the **Local Highway Authority** raising no objection to Section 73 application **BN/84/20/PL** relating to Angels Nursery, Yapton Road, Barnham.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



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From: Jamie Brown [REDACTED]
Sent: 27 October 2020 11:53
To: Tilly Whishaw [REDACTED]

Subject: RE: BN/84/20/PL - Angels Nursery, Yapton Road, Barnham

Hi Tilly,

Thank you for your email. Having inspected the drawings I am satisfied the 14 points raised in my consultation response and previously by WSCC have been addressed.

Michael-It might be worth re-consulting us for further comment? Or if you are satisfied this condition can be discharged on this correspondence I am satisfied with that.

Regards,

Jamie

Jamie Brown MCIHT| Senior Planner, County Highways, Planning Services, Economy,
Planning, and Place Directorate
West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1OT

From: Tilly Whishaw [REDACTED]

Sent: 26 October 2020 15:13

Subject: RE: BN/84/20/PL - Angels Nursery, Yapton Road, Barnham

Dear Jamie,

Please find the requested additional information attached at the following link.

[REDACTED]

I have responded to the comments from your original consultation response within Michaels email below.

I trust that this is satisfactory to overcome your objection on this application, however please give me a call on [REDACTED] if I can be of any further help.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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 Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 26 October 2020 09:01

Subject: BN/84/20/PL - Angels Nursery, Yapton Road, Barnham

Importance: High

=====
THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
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Dear Tilly,

Please find attached the [second consultation response](#) from the **Local Highway Authority** regarding planning application **BN/84/20/PL** relating to Angels Nursery, Yapton Road, Barnham.

The Local Highway Authority's [first consultation response](#) to planning application BN/84/20/PL is set out below:
"Further information is required.

1. Tie-in points where the internal main spine road becomes 'block paved streets'. The key locations are those adjacent to plots 13 and 56. The transition from tarmac roads to block paved streets on the spine road is shown with a ramp as per WSCC standard detail.
2. The width of the service margins adjacent to plots 37-39 and 75-78 and then up to the two visitor spaces shown opposite plot 61 are not adequate to enable adoption of these sections of road. The services are run down the opposite side of the road where there is a dedicated 2m service margin. Therefore, the 1m strip in question will not have any utilities within it.
3. Rumble strips should be shown at all transition points between different road types (including private drives). Please see External Works Plan which shows either ramp or rumble strips.
4. Applicant to confirm that no parts of the internal road and private drive network are less than 4.8m wide. All roads are at least 4.8m wide.
5. Further detail of the layout and dimensions of the private drive running E-W to the south of the site should be provided. Please see External Works Plan
6. Confirmation that contrasting materials will be used for all different road surfaces. Please see External Works Plan
7. Some form of speed control is provided mid-way along the E-W private drive located to the south of the site. The private drives are separated between plots 33 and 71 therefore no speed control is required.
8. There appears to be poor distribution of visitor parking in certain locations - namely outside plots 6, 14-23, 38 39 and 72-76. Additional space introduced to the south of plot 6 and 72-76.
9. A tracking diagram for refuse and fire appliances should be provided for the entire layout. Please see tracking drawings.
10. Further detail of the 'cut-off' feature in the central private drive to be provided. Please see planning layout
11. The tie-in of the shared footway/cycleway opposite plot 52 should be shown. Signage is shown for the start/end of the cycleway, and corduroy tactile paving to warn pedestrians of the shared use. Cyclists can use the dropped kerb pedestrian crossing point and markings have been added to direct cyclists onto the road at this point.
12. Clear plans should be provided showing the details of the foot and cycle connections to land south of Barnham Community Hall (to the west) and also to Lillies Nurseries (to the east). See External Works Plan
13. Pedestrian access is poorly shown to plots 40-43, 44-46 and 85-88. Please see planning layout
14. In previous versions of the layout, a shared foot and cycle link was shown in the approximate position of the private drive running between plots 84 and 85 leading to Barnham Community Hall". Shown within planning layout

Please could you send a copy of the amended plans to Jamie Brown at the Local Highway Authority so that he can see that all of the amendments have been made.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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