

Recommendation Report for Planning Permission**REF NO:** FP/36/12/**LOCATION:** Site 6 Felpham
Felpham**PROPOSAL:** Detailed planning permission for a temporary access for a period of 18 months to serve the first phase of residential development - amendment to previously approved FP/26/09/ (Dual Parish with Yapton)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application seeks a further temporary permission in respect of the provision of a temporary access for a period of 18 months. The access was previously consented in April 2010 under FP/26/09. The consent was conditioned to require cessation of use 12 months after the date of the first occupation of any dwelling in Phase 1 or on completion of the permanent access from the BRNRR. The temporary access was originally required to provide early access to the first phase of development enabling houses to be purchased and occupied in advance of the completion of the BRNRR up to the second roundabout.
SITE AREA	98 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Temporary road access off the BRNRR bounded on both sides by grassed landscaped areas.
CHARACTER OF LOCALITY	New (Phase 1) residential development to the south, agricultural land to the north of the BRNRR.

RELEVANT SITE HISTORY

FP/92/04/	Outline Application for residential development and associated uses forming part of policy site 6. Construction of the Bognor Regis Northern Relief Road from A259 at Felpham to A29 (This application is accompanied by an environmental statement and affects a public right of way)	Called In by DCLG 30-11-2004 Appeal: Allowed+Conditions 22 11 2006
FP/251/07/	Reserved Matters application pursuant to outline planning permission FP/92/04 relating to 3 phases of residential development for 464 dwellings, and up to 217sqm retail floorspace, with associated residential roads, drainage works and public open space - This application affects a Public Right of Way	Approved Cond + S106 18-09-2008
FP/26/09/	Detailed planning permission for a temporary access for a period of 12 months to serve the first phase of residential development previously approved in accordance with Reserved Matters application FP/251/07/ pursuant to outline planning permission FP/92/04/ (Dual Parish with Yapton)	Approved Cond + S106 14-04-2010

Planning consent granted in April 2010 under FP/26/09 for this temporary access road.

REPRESENTATIONS

Representations received:

Felpham Parish Council

raise no objection.

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

Following an initial objection being raised additional details have been submitted and the Highway Authority confirm that the extent of the visibility splays as shown are acceptable. However the request for an eighteen month period is not acceptable as the eastern section of the BRNRR may become an adopted highway prior to the end of the period. It is recommended that the eighteen month period be amended to allow a temporary consent until 17 November 2013 when the land must be reinstated and the highway finished as per the Section 38 agreement. It is also recommended that a condition ensuring the maintenance of adequate visibility is imposed.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Policy Site 6

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [GEN7](#) The Form of New Development

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development
PPG13 Transport

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application seeks continued permission for the construction of a temporary access for a further period of 18 months.

The agents state in their supporting letter that at the time of the previous application the arrangement was required in order to sustain a viable project by allowing houses to be sold and occupied earlier in the programme than the (then) current scheme provided for.

Whilst building continues on site the economic climate has not favoured the industry therefore completion rates are slower than expected. The temporary access road continues to provide access to the show houses where there is a gravel car park and temporary office. Access is also provided to the site compound where materials are brought in and stored thereby avoiding the longer and more inconvenient route through the second phase of housing. A degree of traffic management to avoid conflict between domestic and commercial traffic is easier to operate.

The proposal involves a minor change to the overall development plan for the site and does not have any adverse impact on the residential amenities of nearby residential property, indeed it reduces the potential impacts of additional traffic movements on the second phase of residential development.

The Highway Authority is satisfied with visibility splays but will only consent to this arrangement until such time as the BRNRR becomes an adopted highway.

It is therefore recommended that the application is approved for a further temporary period until 17 November 2013 subject to appropriate conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The temporary access hereby approved shall cease on or before the 17 November 2013 or upon satisfactory completion of the permanent access from the Bognor Regis Relief Road roundabout as approved under FP/92/04 and FP/251/07, whichever occurs first. Upon cessation of use, the access shall be closed and the footway and verge reinstated in accordance with the design agreed in connection with the Section 38 (Highway Act) agreement dated 17 November 2011.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 2 Visibility splays of 105 metres by 120 metres shall be provided from the centre of the temporary vehicular access as shown on drawing no. 4220-520. These visibility splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above the adjoining carriageway level.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.