

Planning statement

This is a mandatory document required by the Online Planning Portal.

ROUNDLE ESTATE ROADS IMPROVEMENTS

The Roundle Residents Association Limited Estate comprises around 100 properties. Our streets are unadopted and are maintained by the Association funded by an annual subscription paid by residents.

The Estate was built in the 1930's and the roads are relatively narrow (3.4m to 3.8m wide) with no pavements and grass verges with trees. The roads are shared by vehicles and pedestrians. The Estate has a unique character of rural greenery in a suburban setting.

The Estate streets were designed to accommodate residents' traffic but are now used as a through route by motorists, particularly as a short-cut to access Felpham Community College and Downview Primary School and to avoid delays when they arise on the B2259 Felpham Way. There are a number of road ramps but they are ineffective in deterring traffic and reducing speed. The new Felpham 20MPH zone is also unlikely to reduce traffic volumes. A survey in May 2018 showed the main through route on the Estate being used by:

- 234 vehicles during the 90 minutes of morning peak traffic
- 166 vehicles during the 90 minutes around the end of the school day
- 173 vehicles during the 2-hour commuting period of 5.00 - 7.00pm.

Only 8% of these were residents. In February 2019 during the roadworks to create the new roundabout at Summerley Lane/ Felpham Way there were 317 traffic movements in one hour with only 13 identified as residents. Residents saw two minor collisions.

This level of non-resident traffic is not appropriate for the Estate streets on grounds of:

- Road safety, particularly for pedestrians walking on the roads, but also for cars and cyclists in view of the narrow road widths
- Noise and nuisance to residents including damage to parked vehicles and verbal abuse from motorists
- Environmental impact in a green space including damage to verges
- Wear and tear on the road surfaces and damage to signs, with resultant increased costs of maintenance required to be met by Estate residents. There is no public funding for these roads.

The Association have developed proposals for the installation of pinch points with retractable bollards to address the unacceptable traffic problems. These proposals have

been consulted on with our residents, the residents of adjacent streets on the wider Roundle Estate and with the emergency services.

The retractable bollards will operate on time controls for selected times. Residents will have a control fob that they can use to lower the bollard to pass through. Fobs will also be available for residents of the adjacent streets that are not part of the Roundle Residents Association Ltd Estate. There will be a key switch in the control box that emergency services will be able to access using a key held in a key box. A fuller description of the proposals is included in the application form.

There will be three sets of pinch points and bollards: at 24 New Barn Lane, 6-8 Roundle Square and 17 Roundle Square. Restricting access at these points will restrict non-residents from using our Estate as a through route from Firs Avenue in the West to the Northwyke Road / Roundle Road / Lionel Avenue accesses onto the B2259 Felpham Way in the East.

When the bollards are raised all properties will still be accessible by non-residents, but not as a through route. Non-residents who currently use the Estate roads as a through route have a more appropriate alternative route in the B2259 Felpham Way.

This application is being submitted to determine whether this proposed development can be implemented as Permitted Development. Grounds to support acceptance as Permitted Development are given in the application form.