



JG/cg/HP14004

30 March 2015

Mr Neil Crowther
Strategic Development Manager
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Neil

**APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL
LU/47/11**

**Construction of access road to north of Toddington Lane, east of proposed Southern Lyminster
Bypass and west of Parcels B3 and B5
Land North of Toddington Lane, Littlehampton, West Sussex, BN17 7PP**

I refer to the above matter and to our ongoing discussions with you in relation to the North Littlehampton site. I am pleased to enclose a reserved matters application on behalf of my client, Persimmon Homes Ltd, for the construction of a section of internal access road within the North Littlehampton site.

As you are aware, the outline planning permission for the wider site (LU/47/11 dated January 2013) reserved all matters except for access and scale. The remaining matters of layout, appearance and landscaping are therefore to be determined as part of subsequent reserved matters application. In this case, the enclosed reserved matters application relates to the design of a section of the internal access road shown on the masterplan approved as part of the outline planning permission, which is located to the north of Toddington Lane, east of the proposed Southern Lyminster Bypass and west of Parcels B3 and B5.

As you are aware, Parcels B3 and B5 of the site have recently been sold to Bovis Homes Ltd and they will bring these phases of the scheme forward for development. As part of the contractual agreement with Bovis Homes Ltd, my client is required to provide vehicular access to the parcel boundaries. Therefore, at this stage, the proposed access road is not linked to a reserved matters application for the development of

First Floor, The Pavilion, Botolph Claydon Office Campus, Hedge End, Southampton, SO30 2AF

WYG Environment Planning Transport Limited. Registered in England & Wales Number: 3050297
Registered Office: Arndale Court, Headingley, Leeds, LS6 2LJ



creative minds safe hands



any of the land parcels. However, it is envisaged that in addition to serving Parcels B3 and B5, the proposed access road will also serve the non-residential parcels to the west. It will also provide an access link between Toddington Lane and the proposed bypass, as well as to Parcels B2 and B4 and the Local Centre to the north.

The reserved matters application includes the following documentation:

- Completed Application Form;
- Application Fee Cheque for £385.00 payable to Arun District Council (to follow by post);
- Development Plans prepared by Glanville Consultants Ltd:
 - Site Location Plan – Drawing No. SK06 Revision P1;
 - General Arrangement Sheet 1 – Drawing No. 600-1 Rev P2;
 - General Arrangement Sheet 2 – Drawing No. 600-2 Rev P2;
 - Construction Plan Sheet 1 – Drawing No. 601 Rev P2;
 - Construction Plan Sheet 2 – Drawing No. 602 Rev P2;
 - Swept Path Analysis 11.3 metres Refuse Vehicle – Drawing No. SP03 Rev P2; and
- Design Statement prepared by Glanville Consultants Ltd (see below).

Design Statement

The preliminary design of the proposed roads is based on the road hierarchy established in the “North Littlehampton Strategic Development Area Outline Planning Application Design & Access Statement Volume 2: Design Guidance” produced by John Thompson & Partners (February 2011), submitted and approved in support of the Outline Planning Application (LU/47/11/).

The north-south section of the proposed access road is indicated in the design guidance as part of the ‘Lyminster Bypass (South Section)’ typology – a primary access route which connects to Toddington lane at its southern end. This class of road is categorized by a maximum speed limit of 30mph and a minimum carriageway width of 7.3 metres. A 3-metre un-segregated shared footway / cycleway facility is provided on both sides. A sight stopping distance of 43.0 metres has been applied in accordance with the requirements of Manual for Streets for a 30mph Zone. Road Markings are provided in accordance with the requirements of ‘Traffic Signs Regulations and General Directions’ 2002 (TSRGD 2002).



Materials to the primary section comprise macadam surfacing to the road and footway / cycleways with the 0.5-metre elbow room strip consisting of contrasting block paving. Block paving is proposed full width to the eastern footway-cycleway on approach to the local centre.

The east-west section of the proposed access road is indicated as a 'Secondary Route' with a design speed of 20mph. A minimum carriageway width of 5.5 metres is provided with 2-metre footways provided both sides. A sight stopping distance of 25.0 metres is provided in accordance for Manual for Streets for a 20mph Zone.

Traffic calming to the Secondary Route is provided in the form of raised 'table-top' features at the junction locations. These would be raised 100 millimetres above the standard road surface by ramps at either end with the kerb face reducing from 125 millimetres to 25 millimetres. A block-paving finish and rumble strips for the ramps assist in demarcating these features from the standard carriageway.

Materials to the secondary route comprise macadam surfacing to the road and footways. Tabletops will be constructed in block-paving with granite sett rumble strips for the ramps.

All junction radii have been shown at 8.0 metres to the requirements of West Sussex County Council Highways. All roads are to be constructed to an adoptable standard.

Tactile paved crossing points are shown to assist visually impaired users. Street lighting is shown indicatively subject to detailed design but will be to adoptable standards required by West Sussex County Council.

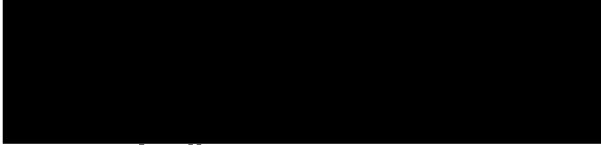
Summary

I trust that the information provided satisfies your Local Application Requirements and enables you to validate the application.



Should you have any queries or wish to discuss this further please do not hesitate to contact myself or
[REDACTED] Caroline Gould on [REDACTED]

Yours sincerely



Jeremy Gardiner

Director

For and on behalf of WYG

Encls. Planning application documentation as listed above.

cc. Persimmon Homes Ltd