

From: Samantha Allen
Sent: 16 August 2018 10:07:04
To: Planning Scanning
Cc:
Subject: FW: M/83/18/HH - Holly Cottage, Yapton
Attachments: OS site plan highways visibility splays.pdf

Please upload as supplementary information from Agent.

Thank you

From: le [REDACTED]
Sent: 13 August 2018 12:50
To: Samantha Allen
Cc: katie.kurek@westsussex.gov.uk; 'Jane Jones'
Subject: RE: M/83/18/HH - Holly Cottage, Yapton

Hi Samantha

Please see below comments made by my Highways Consultant addressing the comments from WSCC.
I also attach a site plan demonstrating that the visibility splay can be achieved.

Comments as requested addressing the WSCC highway comments raised regarding the above planning application, dated 01/08/18.

Clarification of requirement for secondary access to site.

The existing vehicular access into the site is off Elmer Road, leading to a garage at the far end of the rear garden.

The pedestrian route from the garage to the property's front door is approximately 34m.

We understand that the owner of Holly Tree is of retirement age, and the distance of carrying shopping etc from the car to the house, is becoming increasingly challenging.

The owner is currently embarking on changes within and outside the property to assist herself in future proofing her house as she gets older.

One of the aspects to be addressed is the parking provision and its proximity to the property's front door.

The provision of the vehicular access off Yapton Road will provide parking adjacent to the property's front door, significantly reducing the current walking/carrying distances in comparison with the proposed access arrangements.

The proposed access will not only assist and ease the burdens for the Owner, but her visitors too.

Existing on street parking rarely occurs within Yapton Road in the vicinity of Holly Cottage, even though there are no parking restrictions in force.

Existing on street parking is therefore not considered to be a local issue in this location, which is in part due to:

- the site's proximity to the mini roundabout
- The narrowness of Yapton Road
- Reflective highway posts and large stones/boulders being positioned within the eastern verge of Yapton Road, adjacent to the highway, effectively preventing/discouraging on street parking on the eastern side of the highway.
- The vast majority of dwellings off Yapton Road have vehicular accesses leading to onsite parking provision, and thus the need for on street parking is effectively low/not required.

The reflective highway posts positioned within the eastern verge of Yapton Road currently prevent/discourage on street parking in the vicinity of Holly Cottage. The proposed secondary access would not result in a loss of on street parking provision for neighbouring residents, as the existing highway layout and street furniture currently effectively prevent/discourage on street parking where the proposed access would be located.

We note that WSCC are content with the proposed parking arrangement/layout within the site.

Visibility

We note that WSCC are seeking a junction visibility splay of 2.4 x 43m in line with MfS for a highway with a speed limit of 30mph, and that they are content that the northern junction visibility splay can be achieved within the existing highway boundary.

We would highlight that MfS2 permits the 'y' distance to be measured to the middle of the road (ie highway centreline) for the left hand visibility splay, if it is *'unlikely that vehicles approaching from the left on the main arm will cross the centreline of the main arm.'* It is our view that vehicles that have entered Yapton Road from either Elmer Road or Middleton Road have just negotiated a mini roundabout junction and thus will be within their designated lane, and thus deemed unlikely to cross the centreline of the main arm in this location. Furthermore, the vehicle speeds travelling north along Yapton Road from the mini roundabout are likely to be lower than 30mph immediately north of the junction, given the tight turning manoeuvres required to negotiate the mini roundabout junction.

On this basis it is considered that a junction visibility splay to the south of the new vehicular access to Holly Cottage should be measured to the centreline of Yapton Road. However, it is considered that 43m would take the visibility past the roundabout junction, and thus the splay should be taken to Yapton Road's centreline intersection with the outer diameter of the roundabout, resulting in a 'y' dim of approx. 36-40m. It is considered that this junction visibility is clearly achievable from site inspections, and trust that your WSCC mapping concurs with this view.

It is acknowledged that highway verge along the eastern side of Yapton Road tapers in from Holly Cottage to the south towards Elmer Road. However, the proposed visibility splay outlined above is not affected by this occurrence. However, existing vegetation between Holly Cottage and Elmer Road along the eastern verge appears to have grown in recent years and this could be addressed to the satisfaction of the Highway Inspector through a planning condition should you be minded to concur with our above views, in order to improve/maintain highway safety.

We would also highlight that the adjacent property, No 1 Yapton Road, has a vehicular access off Yapton Road with no means of turning within the curtilage of the site, and thus parked cars have to reverse in/out of the drive which could lead to existing highway conflicts.

However, our client is not aware of any highway safety issues in this locality or any perceived increase in accident frequencies along Yapton Road in the vicinity of Holly Cottage.

In addition, there is no mention of existing highway safety concerns by WSCC within their response, and thus we can only conclude that this section of highway does not have any existing highway safety risks/issues.

Conclusion

We believe that suitable justification has been provided for the requirement of a secondary vehicular access to serve the above site. Furthermore, the provision of the new access would not result in a loss of on street parking provision for neighbouring residents, as the existing highway layout and street furniture currently effectively prevent/discourage on street parking. It is considered that adequate junction visibility splay to the left (south along Yapton Road) in line with MfS2 can be provided, without the need for further speed surveys to be carried out.

We would therefore request that WSCC highways review the above response and trust that they will concur with our views to enable them to support the application.

Kind Regards
ABMH Civils Ltd

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Kind regards

Leeza Aldis-Hobbs
Chartered Architect ARB RIBA SPAB
AMdesign Architects
[REDACTED]

From: Samantha Allen [mailto:Samantha.Allen@arun.gov.uk]
Sent: 03 August 2018 08:54
To: 'Leeza'
Subject: M/83/18/HH - Holly Cottage, Yapton

Good morning Leeza

Please could you address the comments from WSCC Highways regarding the above application in the attached doc?

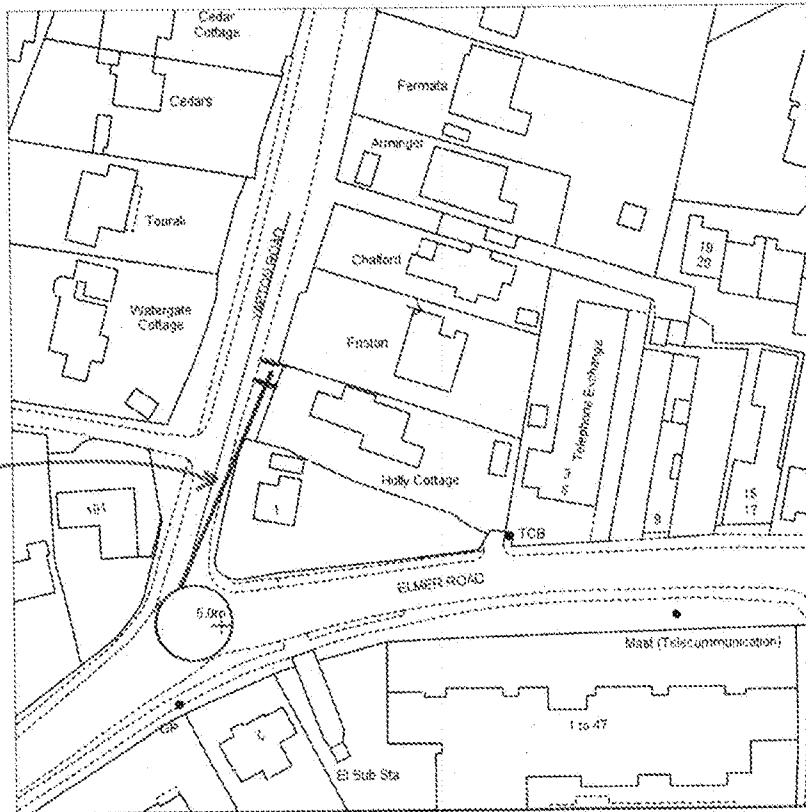
Thank you

Samantha.

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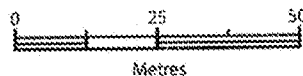
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Holly Cottage, Yapton Road, Middleton-on-sea, Bognor Regis

Scale 1:1250



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Supplier Plan Id: 196523_1250

Date Of Issue: 08 June 2018
Supplied By: Getmapping

OS License Number: 100030848
Applicant: Leeza

