

BIRMINGHAM
BRISTOL
CAMBRIDGE
CARDIFF
EDINBURGH
GLASGOW
KINGS HILL
LEEDS
LONDON
MANCHESTER
NEWCASTLE
READING
SOUTHAMPTON

**BARTON
WILLMORE**

bartonwillmore.co.uk
26 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AE
T/ 01322 374 660

Claire Potts
Strategic Development Team Leader
Arun District Council
Directorate of Place
First Floor, Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

VIA EMAIL

20928/A3/HH/sjo

08 October 2021

Dear Ms Potts

LAND NORTH OF SEFTER ROAD, PAGHAM
RESERVED MATTERS PLANNING APPLICATION REF. P/49/21/RES
SUBMISSION OF AMENDED & ADDITIONAL INFORMATION

I write with regards to the above-mentioned Reserved Matters Application following minor amendments made to the scheme. This letter formally submits amended information and provides a response to matters raised by WSCC Highways in relation to the development proposals.

Design & Layout

An updated drawing pack has been produced and a schedule indicating drawings which have been amended is included at appendix 1.

The following changes have been made to the scheme:-

- Refinements to the Site access points in line with WSCC Highways comments.
- WSCC Highways comments on car parking have been addressed and further visitor parking spaces have been provided (total of 67).
- Balconies have been added to coach houses and where this is not possible gardens have been provided to ensure that these properties have sufficient private amenity space to align with Arun Design Guidance.
- A M4(2) dwelling and parking space have been provided.
- 2 x M4(3) dwellings are also provided (plots 216 & 217).
- Landscaping has been updated to take into consideration comments from ADC Drainage officer.



- Play equipment within ELEAP and LAPs has been shown as indicative and noted that details of the play equipment will be agreed as part of the Public Open Space Scheme as part of the S.106 Agreement to allow further input from Pagham Parish Council on the play equipment.
- The number of Electric Vehicle Charging points has been amended to 195 to align with ADC Parking Standards.

Please note that updated landscaping drawings to indicate that the details of the play equipment will be agreed as part of the Public Open Space Scheme pursuant to the Outline permission S.106 Agreement will follow early w/c 11 October. However, the drawing revision numbers have been included within the drawing schedule to ensure that the correct drawing revision numbers are referenced within the Reserved Matters Application draft condition wording within the Committee Report.

Transport

A meeting was held between TW and its transport consultant and Tim Townsend to discuss WSCC Highways consultation response and how the additional comments could be addressed.

A LTN 1/20 Cycle Infrastructure Design Audit has been prepared in discussion with WSCC Highways and minor amendments have been made to cycle access at the site entrance. To ensure cyclist safety a RSA of the proposed crossing points has been undertaken and further visibility splay analysis has been carried out which confirms that spays are free of obstructions.

It has been agreed with WSCC Highways that matters of detailed design including the arrangement at the emergency access at Rose Green Road to remove segregated markings and replace with suitable give way markings can be dealt with via S38/278 detailed highways design process. Furthermore, at Sefter Road site access, appropriate markings to ensure pedestrian and cyclist safety can also be dealt with via S38/278 detailed highways design process.

We understand from Tim Townsend that all WSCC Highways concerns have now been addressed and the holding objection can now be withdrawn.

Next Steps

I trust the information provided will enable the Committee Report to be completed to ensure that the Reserved Matters Application can be reported to Planning Committee on 27 October 2021.

Should you have any further queries, please do not hesitate to contact me.

Yours sincerely



Planning Associate

Encl: Appendix 1 - Drawing Schedule

Cc: Lynn Pack – Taylor Wimpey