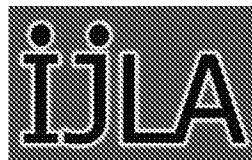


Reserved Matters Transport Statement

DREW SMITH GROUP



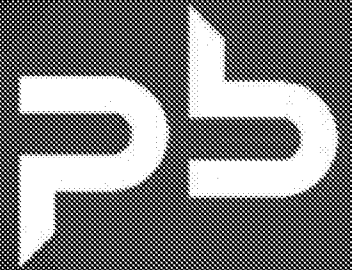
Land at Summer Lane

Pagham

Reserved Matters Application

Planning Update

July 2019 Rev. A



SUMMER LANE, PAGHAM

RESERVED MATTERS TRANSPORT STATEMENT

July 2019

Drew Smith Ltd

RESIDENTIAL DEVELOPMENT
SUMMER LANE
PAGHAM

RESERVED MATTERS TRANSPORT STATEMENT

CONTROLLED DOCUMENT

<i>Document No:</i>		039.0017/RMTS/5	
<i>Status:</i>	Original	<i>Copy No:</i>	
	<i>Name</i>	<i>Signature</i>	<i>Date</i>
<i>Prepared by:</i>	Harry Cherrill		June 2019
<i>Checked by:</i>	Julie Jarvis		June 2019
<i>Approved by:</i>	Mark Smith		June 2019

Revision Record

Rev.	Date	By	Summary of Changes	Chkd	Aprvd
2	02.07.19	HCH	Revised Site Layout	JJ	MS
3	04.07.19	HCH	Client Comments	JJ	MS
4	09.07.19	HCH	Revised Site Layout	JJ	JH
5	17.07.19	HCH	Revised Site Layout	JJ	JH

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RESIDENTIAL DEVELOPMENT
SUMMER LANE
PAGHAM

RESERVED MATTERS TRANSPORT STATEMENT

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1. INTRODUCTION

- 1.1 This Reserved Matters Transport Statement (RMTS) has been prepared by Paul Basham Associates on behalf of Drew Smith Ltd to discharge transport related planning conditions of the outline planning application (P/58/15/OUT) for *'outline application with some matters reserved for the erection of 90 No. dwellings with associated access and open space'* at Summer Lane, Pagham.
- 1.2 Specifically, the Decision Notice (September 2015) contained five transport related planning conditions and this RMTS will cover the following:
- Condition 12: Full details of the vehicular access onto Summer Lane;
 - Condition 15: Full details of the proposed parking bay and crossing point on Summer Lane;
 - Condition 18: Full details, measures, monitoring and subsequent reporting, as set out in the approved Travel Plan which is included in the submitted Transport Statement;
 - Condition 24: A scheme of mitigation in order to restrict the potential for vehicle parking in the vicinity of the proposed eastern access onto Summer Lane; and
 - Condition 25: Full details of the proposed car parking spaces associated with each dwelling.
- 1.3 The outline application was supported by a Transport Statement, with associated framework Travel Plan (May 2015).
- 1.4 Paul Basham Associates have prepared a Travel Plan in conjunction with this application to address Condition 18.
- 1.5 The application site covers approximately 2.7 hectares in total and is located in Pagham approximately 5km west of Bognor Regis Town Centre. The site location is identified within **Figure 1**.



Figure 1: Site Location (Source: OS Election Maps)

2. HIGHWAY CONDITIONS

- 2.1 This section of the report addresses the highways conditions set in outline planning application decision notice.

Condition 12

- 2.2 Condition 12 of the outline application states: *'Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include full details of vehicular access onto Summer Lane. The development shall be carried out in accordance with the approved details and shall be implemented prior to the occupation of any dwelling in each respective phase.'*
- 2.3 The proposed development is to take vehicular access at two points from Summer Lane. Both access points have 6 metre kerb radii. The eastern access, with a 5.5m wide access road, is proposed directly onto the public highway, whilst the western access, 5.5m wide access road, is onto an unadopted road that is not maintained by WSCC. WSCC have agreed to the proposed development's access points in principle at outline approval.
- 2.4 Both accesses are priority junctions. Technical approval was granted on 12th January 2017 for the eastern access design (VD16396-ID-DR-S278 REV E) as demonstrated in **Appendix A**.
- 2.5 The drawing (039.5017.0701) of the western access, onto the un-adopted section of Summer Lane, which is within Drew Smith Ltd's control is included in **Appendix B**. The bellmouth junction is flanked on both sides by 2m footway which links to a new footway on the northern side of Summer Lane. The footway ties in with the new widened footway on the northern side of the adopted section of Summer Lane. To the west the footway continues along the site frontage and tapers down to match existing road levels, beyond the site. The un-adopted section of Summer Lane has also been widened to 4.8m to enable two vehicles to pass each other.
- 2.6 Tracking of a refuse vehicle accessing and egressing from the western access is demonstrated in **Appendix C**.
- 2.7 The pumping station is located on the western edge of the site and the tracking of a tanker accessing and egressing at this point is included in **Appendix D**.

Condition 15

- 2.8 Condition 15 of the outline application states: *‘Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include full details of the proposed parking bay and crossing point on Summer Lane, as detailed on the submitted plan entitled ‘Block Plan. The development shall thereafter be carried out in full accordance with the approved details and implemented in full before the first dwelling is occupied.’*
- 2.9 The western access design (039.05017.0701) included in **Appendix B**, includes the detail of the parking bay and crossing point. The parking bay is located to the south of Summer Lane, adjacent to the area of public open space and at 65m long will allow c.10 vehicles to park.
- 2.10 There will be a 1.8m wide footway on the northern edge of Summer Lane from the Pagham Road/ Summer Lane junction in the east and across the site frontage in the west. This will replace the existing c.1m footway on the southern edge of Summer Lane.
- 2.11 A new pedestrian crossing point with dropped kerbs and tactile paving is located to the west of the layby and will link the area of public open space south of Summer Lane to the footway on the northern edge and the wider road network, including Pagham Road. The pedestrian crossing will also aid safe pedestrian movement between the new residential dwellings and the open green space.

Condition 18

- 2.12 Condition 18 of the outline application states: *‘Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include the full details, measures, monitoring and subsequent reporting, as set out in the approved Travel Plan which is included in the submitted Transport Statement. The approved measures shall be implemented in full prior to the occupation of any dwelling hereby approved.’*
- 2.13 Based on the approved Travel Plan which is included in the submitted Transport Statement, Paul Basham Associates have prepared a Travel Plan with a strategy for managing travel demand to a development site by addressing the travel needs of its future users, reducing the impact of car travel by promoting and facilitating the use of sustainable modes of transport, encouraging a reduced need to travel and increasing sustainable travel practices where appropriate. It features a Travel Plan management, implementation and monitoring strategy that is to be implemented by an appointed Travel Plan Coordinator over the course of the Travel Plan’s lifetime.

Condition 24

- 2.14 Condition 24 of the outline application states: *'Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include a scheme of mitigation in order to restrict the potential for vehicle parking in the vicinity of the proposed eastern access onto Summer Lane. Such approved measures shall be implemented in accordance with the approved details and retained thereafter.'*
- 2.15 The drawing titled: Section 278 Highway Works Traffic Regulation Order (VD16396-ID-DR-1210 REV C) as an approved supporting drawing (12th January 2017) details the proposed 'No waiting at any time' double yellow line restriction where the carriageway width narrows to under 4.8m on Summer Lane. This drawing is included in **Appendix E**.
- 2.16 Existing dwellings on Summer Lane feature off-street parking provision however, any on-street parking displaced by the proposed double yellow lines could be accommodated by the c.10 parking spaces provided in the parking bay south of Summer Lane.

Condition 25

- 2.17 Condition 25 of the outline application states: *'Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include full details of the proposed car parking spaces associated with each dwelling. Such approved spaces shall thereafter be retained at all times for their designated use.'*

Accommodation Schedule

- 2.18 Outline planning consent has been granted for 90 dwellings. The proposed development consists of 27 Affordable Rent and 63 private units. A summary of the accommodation schedule is provided within **Table 1**, whilst the proposed site layout is attached as **Appendix F**.

Unit Type	Number of Dwellings
2 Bedroom House (Affordable Rent)	25
3 Bedroom House (Affordable Rent)	2
2 Bedroom House (Private)	19
3 Bedroom House (Private)	22
3 Bedroom Bungalow (Private)	14
4 Bedroom House (Private)	8
Total	90

Table 1: Accommodation Schedule

Car Parking Provision

- 2.19 To determine the proposed development's potential car parking demand, including allocated and unallocated residential demand plus visitor parking, the West Sussex County Council Car Parking Demand Calculator has been used.
- 2.20 Unit type, unit tenure, habitable rooms per unit, number of units and allocated parking spaces have been input into the parking demand calculator. Affordable Rent units are classed as 'Council/ Housing Association' unit tenure type. A summary of the results of the car parking demand calculator is detailed in **Table 2**, as well as the full calculator output attached as **Appendix G**.

Unit Type	Number of Dwellings	Allocated Resident Spaces	Unallocated Resident Spaces	Unallocated Visitor Spaces	Total
2 Bedroom House (Council/ Housing Association)	25	50	1	5	56
3 Bedroom House (Council/ Housing Association)	2	4	0	0	4
2 Bedroom House (Private)	19	38	1	4	43
3 Bedroom House (Private)	36	75	3	8	86
4 Bedroom House (Private)	8	24	0	2	26
Total	90	191	6	18	215

Table 2: WSCC Car Parking Demand Calculator Output Summary

- 2.21 The WSCC Car Parking Demand Calculator details that the proposed development has a car ownership parking provision of 191 allocated resident spaces, and that 6 unallocated resident spaces and 18 unallocated visitor spaces are required, giving a total of 215 car parking spaces across the site.
- 2.22 The proposed development's car parking provision was also calculated in accordance with emerging Arun District Council's (ADC) Draft Parking Standards Supplementary Planning Document. The site is located within 'Parking Behaviour Zone 2' therefore, these standards were applied. A summary of the expected level of provision for new residential developments is detailed in **Table 3**. In addition, visitor parking would be provided at a ratio of 20% of the total number of residential units.

Number of Bedrooms	Number of Habitable Rooms	Parking Behaviour Zone '2' Standards	Number of Dwellings	Expected Level of Provision for New Developments	Visitor Parking	Total
1	1 to 3	2	0	0	20% of total number of residential units	
2	4	2	44	88		
3	5 to 6	2	38	76		
4	7 or more	3	8	24		
Total	-	-	90	188	18	206

Table 3: ADC Expected Level of Parking Provision Output Summary

- 2.23 Using ADC's expected level of parking provision for new residential developments, the proposed development should provide 188 allocated resident spaces and 18 unallocated visitor spaces, a total provision of 206 car parking spaces.
- 2.24 The emerging Arun District Council's (ADC) Draft Parking Standards Supplementary Planning Document states: *'to satisfy the promotion of sustainable travel modes and choices it is considered that a 10% variation below the target parking demand value be allowed where appropriate travel option provision is provided including travel plans, public transport contributions and other sustainable travel initiatives'*. With this in mind, it is not deemed unreasonable to apply a variation in parking provision.
- 2.25 Taking into consideration the WSCC parking demand calculator output and with Arun District Council's (ADC) Draft Parking Standards Supplementary Planning Document's expected level of provision for new residential developments, the proposed development will provide a total of 191 allocated residents spaces plus an additional 22 unallocated visitor and resident parking bays. However, throughout the site space for on-street parking is also available for residents and visitors, realising the higher quantum of spaces required by the WSCC demand calculator.
- 2.26 The proposed car parking strategy for the site uses a combination of garages, driveways and laybys. All two and three bedroom properties have two allocated spaces with the exception of plots 72, 80 and 83 which have three allocated spaces, including a single garage. All four bedroom houses have three allocated parking spaces, inclusive of one garage. Garages measure 6x3m in area and therefore are regarded as an allocated space. A full summary of the proposed development's accommodation schedule is attached as **Appendix H**.
- 2.27 A total provision of 213 car parking spaces will accommodate all parking on-site with no vehicles parking on the local highway network, including Summer Lane and Pagham Road. Pre-application advice received from ADC advised the use of the WSCC parking demand calculator when determining the proposed development's car parking provision however, it is important to consider a variation to the required car parking provision in the best interests of promoting sustainable travel, which is facilitated by the implementation of a Travel Plan prepared by Paul Basham Associates and submitted under separate cover.
- 2.28 Vehicle tracking for a large family car has been undertaken for each of the ten units fronting onto Summer Lane and the access/egress of a fire tender to the emergency access to the west of the site. The tracking drawings are included in **Appendix I**.

Electric Vehicle Charging

- 2.29 Section 4 of the ADC Vehicle Infrastructure Study (2017) details planning requirements for the provision of charging points for Ultra-Low emission vehicles (ULEV) in new developments. The recommended approach toward promoting ULEVs within new development proposals includes providing one charging point per house with garage or driveway.
- 2.30 ADC's emerging Parking Standards Supplementary Planning Document (June 2019) details the 'Electric Vehicle Charging Points Requirements'. Requirements are based on providing a percentage of 'one charging point per house with garage or driveway', gradually increasing every 5 years. Developments between 2018 and 2023 are set to provide 20% of units an 'EV Space'. The proposed development will therefore provide 18 EV spaces.

Cycle Parking Provision

- 2.31 Cycle parking provision will be provided in accordance with ADC's Draft Parking Standards Supplementary Planning Document. ADC's recommended levels of cycle provision are demonstrated in **Table 4**.

Dwelling Size	Cycle Provision (per unit)
Up to 4 rooms (1 & 2 bed)	1 Space
5+ rooms (3+ bed)	2 Spaces

Table 4: ADC Recommended Levels of Cycle Provision

- 2.32 The proposed development will therefore provide the means to store a total of 136 cycles, either in garages or within rear garden sheds.

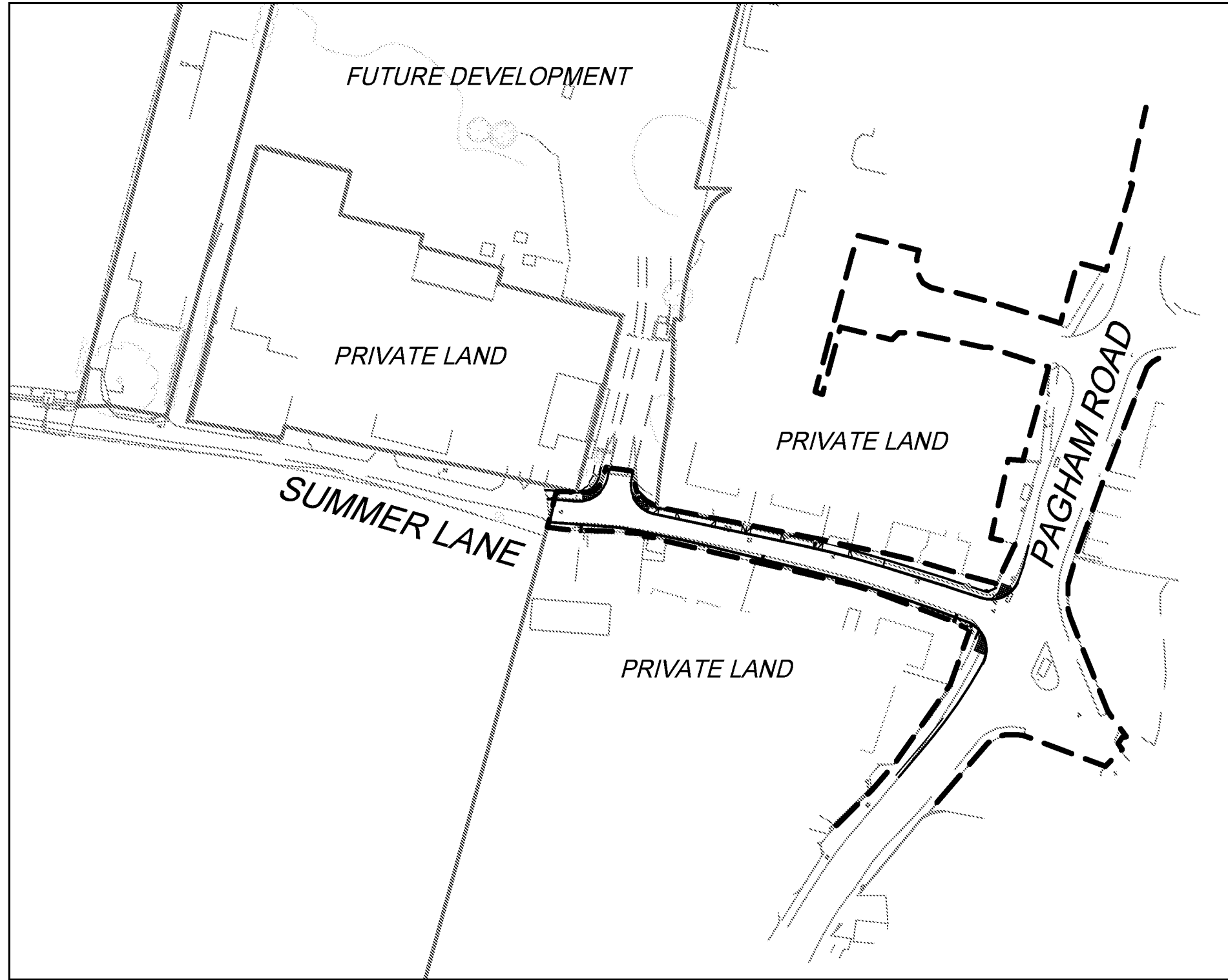
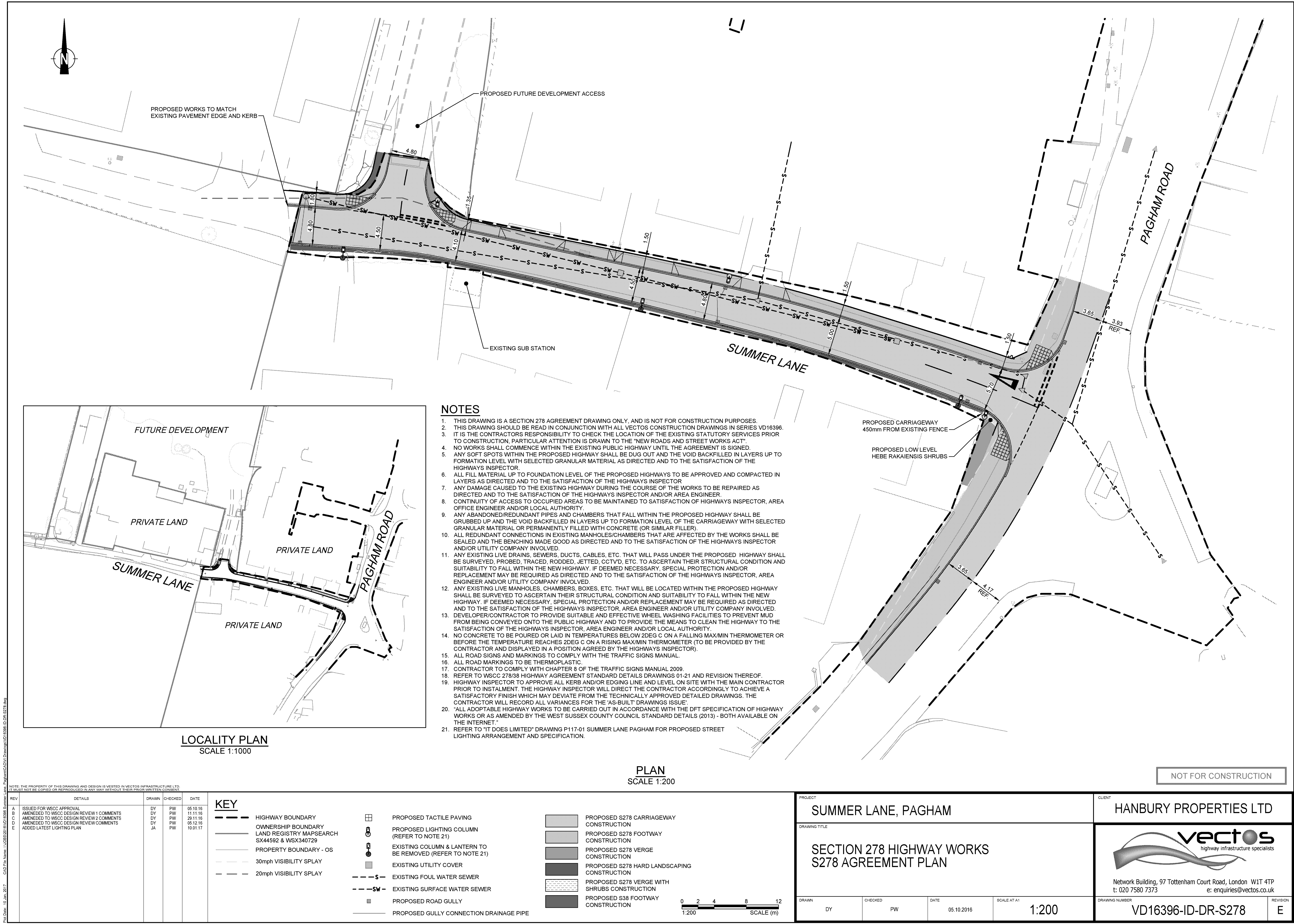
3. SUMMARY AND CONCLUSIONS

- 3.1 This Reserved Matters Transport Statement has been prepared by Paul Basham Associates on behalf of Drew Smith Ltd to support an application for a residential development comprising of 90 dwellings at Summer Lane, Pagham.
- 3.2 This Reserved Matters Transport Statement reviews the outstanding highways details of the development not approved at the outline application stage.
- 3.3 The proposed vehicular west and east access points will have 6m kerb radii and 5.5m access road widths, in line with drawings submitted at the outline application stage.
- 3.4 A parking bay south of Summer Lane provides c.10 car parking spaces which will accommodate visitors to the area of public open space and any potential on-street parking displaced as result of the proposed double yellow lines on Summer Lane.
- 3.5 Paul Basham Associates have prepared a Travel Plan in conjunction with this application to address Condition 18.
- 3.6 The proposed car parking provision of 213 spaces has been designed with consideration given to West Sussex County Council and emerging Arun District Council draft parking standards with additional on-street parking available throughout the site, if required. However, the implementation of the Travel Plan will also support sustainable travel reducing the need to travel by car.
- 3.7 We would therefore encourage Arun District Council to look favourably upon this Reserved Matters application from a highway's perspective.

Summer Lane, Pagham
Reserved Matters Transport Statement

Appendix A

Paul Basham Associates Ltd
Report No. 039.0017/RMTS/5



LOCALITY PLAN
SCALE 1:1000

NOTES

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- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL VECTOS CONSTRUCTION DRAWINGS IN SERIES VD16396.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THE LOCATION OF THE EXISTING STATUTORY SERVICES PRIOR TO CONSTRUCTION, PARTICULAR ATTENTION IS DRAWN TO THE 'NEW ROADS AND STREET WORKS ACT'.
- NO WORKS SHALL COMMENCE WITHIN THE EXISTING PUBLIC HIGHWAY UNTIL THE AGREEMENT IS SIGNED.
- ANY SOFT SPOTS WITHIN THE PROPOSED HIGHWAY SHALL BE DUG OUT AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL WITH SELECTED GRANULAR MATERIAL AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
- ALL FILL MATERIAL UP TO FOUNDATION LEVEL OF THE PROPOSED HIGHWAYS TO BE APPROVED AND COMPACTED IN LAYERS AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
- ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY DURING THE COURSE OF THE WORKS TO BE REPAIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR AREA ENGINEER.
- CONTINUITY OF ACCESS TO OCCUPIED AREAS TO BE MAINTAINED TO SATISFACTION OF HIGHWAYS INSPECTOR, AREA OFFICE ENGINEER AND/OR LOCAL AUTHORITY.
- ANY ABANDONED/REDUNDANT PIPES AND CHAMBERS THAT FALL WITHIN THE PROPOSED HIGHWAY SHALL BE GRUBBED UP AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL OF THE CARRIAGEWAY WITH SELECTED GRANULAR MATERIAL OR PERMANENTLY FILLED WITH CONCRETE (OR SIMILAR FILLER).
- ALL REDUNDANT CONNECTIONS IN EXISTING MANHOLES/CHAMBERS THAT ARE AFFECTED BY THE WORKS SHALL BE SEALED AND THE BENCHING MADE GOOD AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR UTILITY COMPANY INVOLVED.
- ANY EXISTING LIVE DRAINS, SEWERS, DUCTS, CABLES, ETC. THAT WILL PASS UNDER THE PROPOSED HIGHWAY SHALL BE SURVEYED, PROBED, TRACED, RODDED, JETTED, CCTV, ETC. TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
- ANY EXISTING LIVE MANHOLES, CHAMBERS, BOXES, ETC. THAT WILL BE LOCATED WITHIN THE PROPOSED HIGHWAY SHALL BE SURVEYED TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
- DEVELOPER/CONTRACTOR TO PROVIDE SUITABLE AND EFFECTIVE WHEEL WASHING FACILITIES TO PREVENT MUD FROM BEING CONVEYED ONTO THE PUBLIC HIGHWAY AND TO PROVIDE THE MEANS TO CLEAN THE HIGHWAY TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
- NO CONCRETE TO BE POURED OR LAID IN TEMPERATURES BELOW 2DEG C ON A FALLING MAX/MIN THERMOMETER OR BEFORE THE TEMPERATURE REACHES 2DEG C ON A RISING MAX/MIN THERMOMETER (TO BE PROVIDED BY THE CONTRACTOR AND DISPLAYED IN A POSITION AGREED BY THE HIGHWAYS INSPECTOR).
- ALL ROAD SIGNS AND MARKINGS TO COMPLY WITH THE TRAFFIC SIGNS MANUAL.
- ALL ROAD MARKINGS TO BE THERMOPLASTIC.
- CONTRACTOR TO COMPLY WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL 2009.
- REFER TO WSCC 278/38 HIGHWAY AGREEMENT STANDARD DETAILS DRAWINGS 01-21 AND REVISION THEREOF.
- HIGHWAY INSPECTOR TO APPROVE ALL KERB AND/OR EDGING LINE AND LEVEL ON SITE WITH THE MAIN CONTRACTOR PRIOR TO INSTALMENT. THE HIGHWAY INSPECTOR WILL DIRECT THE CONTRACTOR ACCORDINGLY TO ACHIEVE A SATISFACTORY FINISH WHICH MAY DEViate FROM THE TECHNICALLY APPROVED DETAILED DRAWINGS. THE CONTRACTOR WILL RECORD ALL VARIANCES FOR THE 'AS-BUILT' DRAWINGS ISSUE.
- 'ALL ADOPTABLE HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE DFT SPECIFICATION OF HIGHWAY WORKS OR AS AMENDED BY THE WEST SUSSEX COUNTY COUNCIL STANDARD DETAILS (2013) - BOTH AVAILABLE ON THE INTERNET.'
- REFER TO 'IT DOES LIMITED' DRAWING P117-01 SUMMER LANE PAGHAM FOR PROPOSED STREET LIGHTING ARRANGEMENT AND SPECIFICATION.

PLAN
SCALE 1:200

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REV	DETAILS	DRAWN	CHECKED	DATE
A	ISSUED FOR WSCC APPROVAL	DY	PW	05.10.16
B	AMENDED TO WSCC DESIGN REVIEW 1 COMMENTS	DY	PW	11.11.16
C	AMENDED TO WSCC DESIGN REVIEW 2 COMMENTS	DY	PW	29.11.16
D	AMENDED TO WSCC DESIGN REVIEW COMMENTS	DY	PW	05.12.16
E	ADDED LATEST LIGHTING PLAN	JA	PW	10.01.17

KEY

- HIGWAY BOUNDARY
- OWNERSHIP BOUNDARY
- LAND REGISTRY MAPSEARCH SX44592 & WSX340729
- PROPERTY BOUNDARY - OS
- 30mph VISIBILITY SPLAY
- 20mph VISIBILITY SPLAY
- PROPOSED TACTILE PAVING
- PROPOSED LIGHTING COLUMN (REFER TO NOTE 21)
- EXISTING COLUMN & LANTERN TO BE REMOVED (REFER TO NOTE 21)
- EXISTING UTILITY COVER
- S--- EXISTING FOUL WATER SEWER
- SW--- EXISTING SURFACE WATER SEWER
- PROPOSED ROAD GULLY
- PROPOSED GULLY CONNECTION DRAINAGE PIPE

- PROPOSED S278 CARRIAGEWAY CONSTRUCTION
- PROPOSED S278 FOOTWAY CONSTRUCTION
- PROPOSED S278 VERGE CONSTRUCTION
- PROPOSED S278 HARD LANDSCAPING CONSTRUCTION
- PROPOSED S278 VERGE WITH SHRUBS CONSTRUCTION
- PROPOSED S38 FOOTWAY CONSTRUCTION



PROJECT	SUMMER LANE, PAGHAM	CLIENT	HANBURY PROPERTIES LTD
DRAWING TITLE	SECTION 278 HIGHWAY WORKS S278 AGREEMENT PLAN		
DRAWN	DY	CHECKED	PW
DATE	05.10.2016	SCALE AT A1	1:200
DRAWING NUMBER	VD16396-ID-DR-S278	REVISION	E

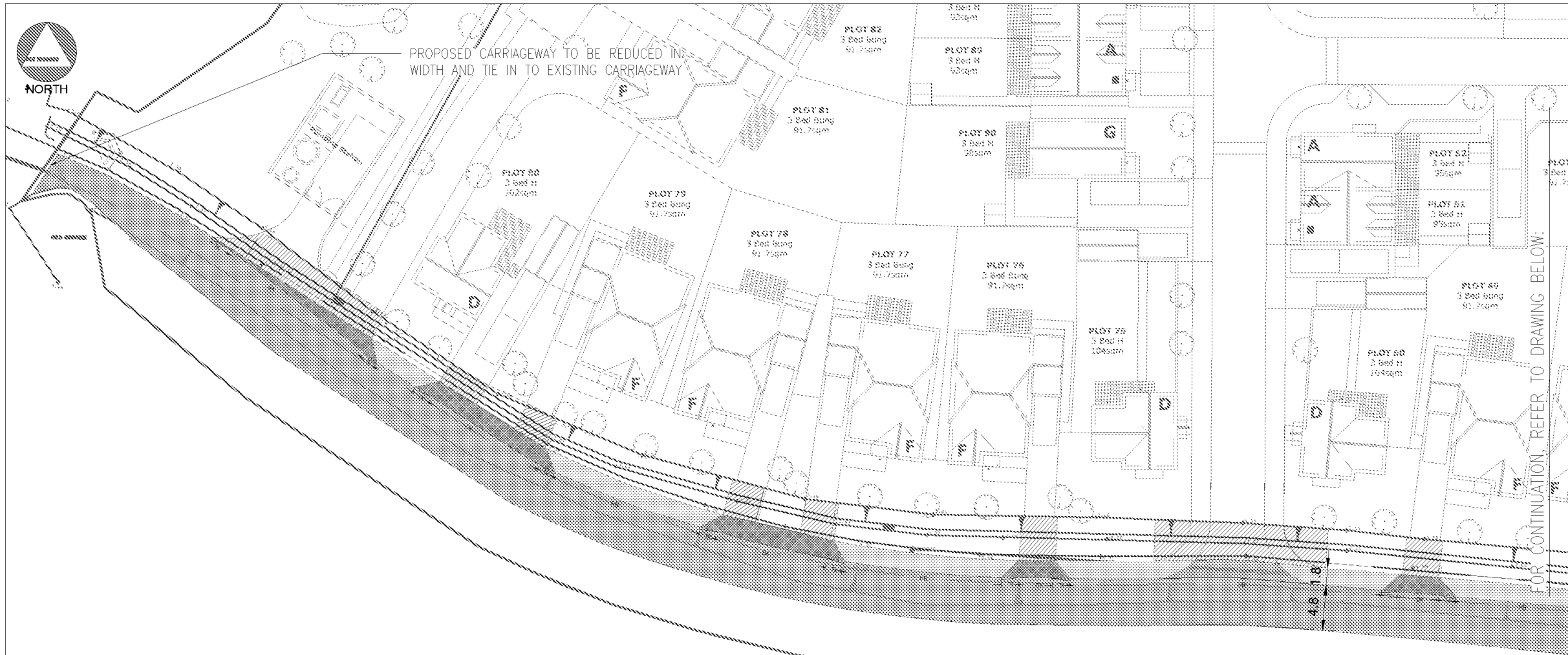


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Summer Lane, Pagham
Reserved Matters Transport Statement

Appendix B

Paul Basham Associates Ltd
Report No. 039.0017/RMTS/5



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LEGEND

- PROPOSED CARRIAGEWAY
- PROPOSED BRIDGE
- PROPOSED VEHICLE CROSS-OVER
- PROPOSED FOOTWAY
- PROPOSED 400x400 TACTILE (BUFF)
- 125 x 150 BN PRECAST CONCRETE TRANSITION KERB
- 125 x 150 BN PRECAST CONCRETE DROPPED KERB
- 125 x 255 HB PRECAST CONCRETE KERB
- 125 x 150 BN PRECAST CONCRETE TRANSITION KERB

C	Revised site layout	17.07.19	HCH	JH
B	Revised site layout	10.07.19	CLL	PW
A	Updated to suit pumping station layout	09.07.19	CLL	PW
Rev	Description	Date	By	Chk

Project Name Land off Summer Lane Pagham	Title Proposed New Road Layout Reserved Matters	 Paul Basham Associates Ltd Lancaster Court, 5 Ganges Valley Road, Fareham, PO14 5PU 01496 566134 info@paulbashamassociates.com www.paulbashamassociates.com	Client Purvis & Partners Limited	Checked By PW	Checked Date 28.06.19	Scale 1:500	(AT A3 SIZE)		
Project Phase PRELIMINARY				Drawn By CLL	Drawn Date 28.06.19	Client Drawing No. -	PBA Drawing No. 039.5017.0701	Revision C	ARUN DISTRICT COUNCIL PROJECT 197/2019

Appendix C

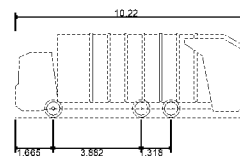
3 Bed H
104sqm

D

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VEHICLE PROFILE



Phoenix 2-17N (with Elite 2 6x2 ML chassis)
 Overall Length 10.220m
 Overall Width 2.250m
 Overall Body Height 3.707m
 Min Body Ground Clearance 0.260m
 Track Width 2.250m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 10.550m

LEGEND

- PROPOSED CARRIAGEWAY
- PROPOSED BRIDGE
- PROPOSED VEHICLE CROSS-OVER
- PROPOSED FOOTWAY



C	REVISED SITE LAYOUT	17.07.19	HCH	JH
B	REVISED SITE LAYOUT	10.07.19	HCH	JH
A	REVISED SITE LAYOUT	03.07.19	HCH	MS
Rev	Description	Date	By	Chkd

Project Name:

SUMMER LANE

PAGHAM

ARUN DISTRICT COUNCIL P/97/20/PL

Title:

WESTERN ACCESS

REFUSE TRACKING

pb paul basham associates

Paul Basham, Solicitors Ltd
 Lawworks House, 5 Queens Walk, Stone, Pothol, PO15 5TU
 01459 966154
info@paulbashamassociates.com www.paulbashamassociates.com

Scale:

1:250

PBA Drawing No.

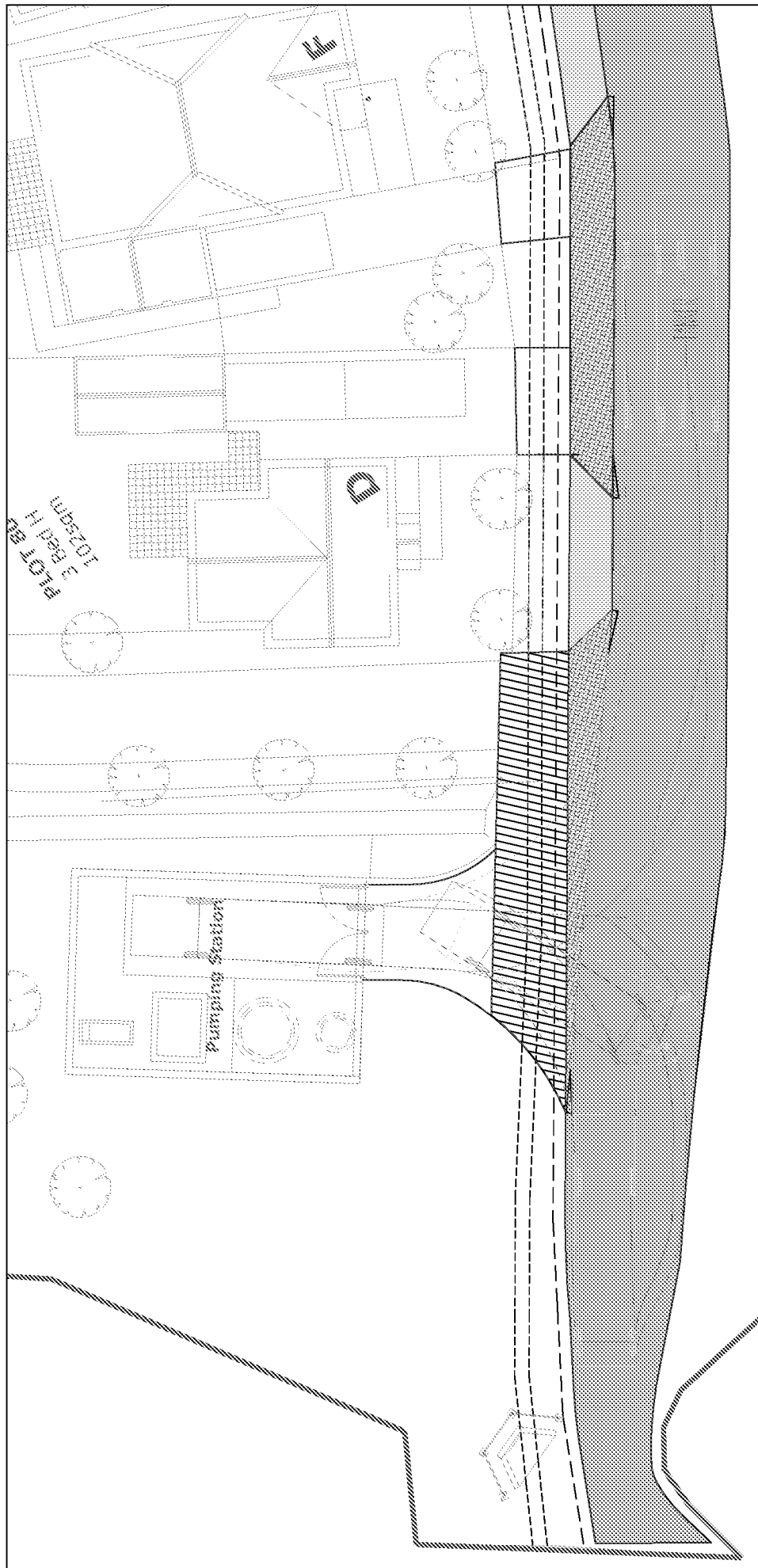
039.0017.002

(AT A4 SIZE)

Revision

C

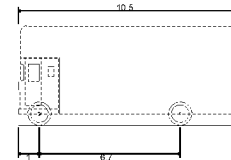
Appendix D



GENERAL NOTES

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COMBINATION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS AND SPECIFICATION.
2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY.
4. ALL DIMENSIONS AND LEVELS ARE IN METRES. DO NOT SCALE THIS DRAWING, PRINT, PLOT OR DISK.
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

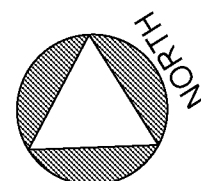
VEHICLE PROFILE



TANKER	
Overall Length	10.500m
Overall Width	2.500m
Overall Body Height	4.730m
Min Body Ground Clearance	0.541m
Track Width	2.500m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	12.200m

LEGEND

	PROPOSED CARRIAGEWAY
	PROPOSED BRIDGE
	PROPOSED VEHICLE CROSS-OVER
	PROPOSED FOOTWAY

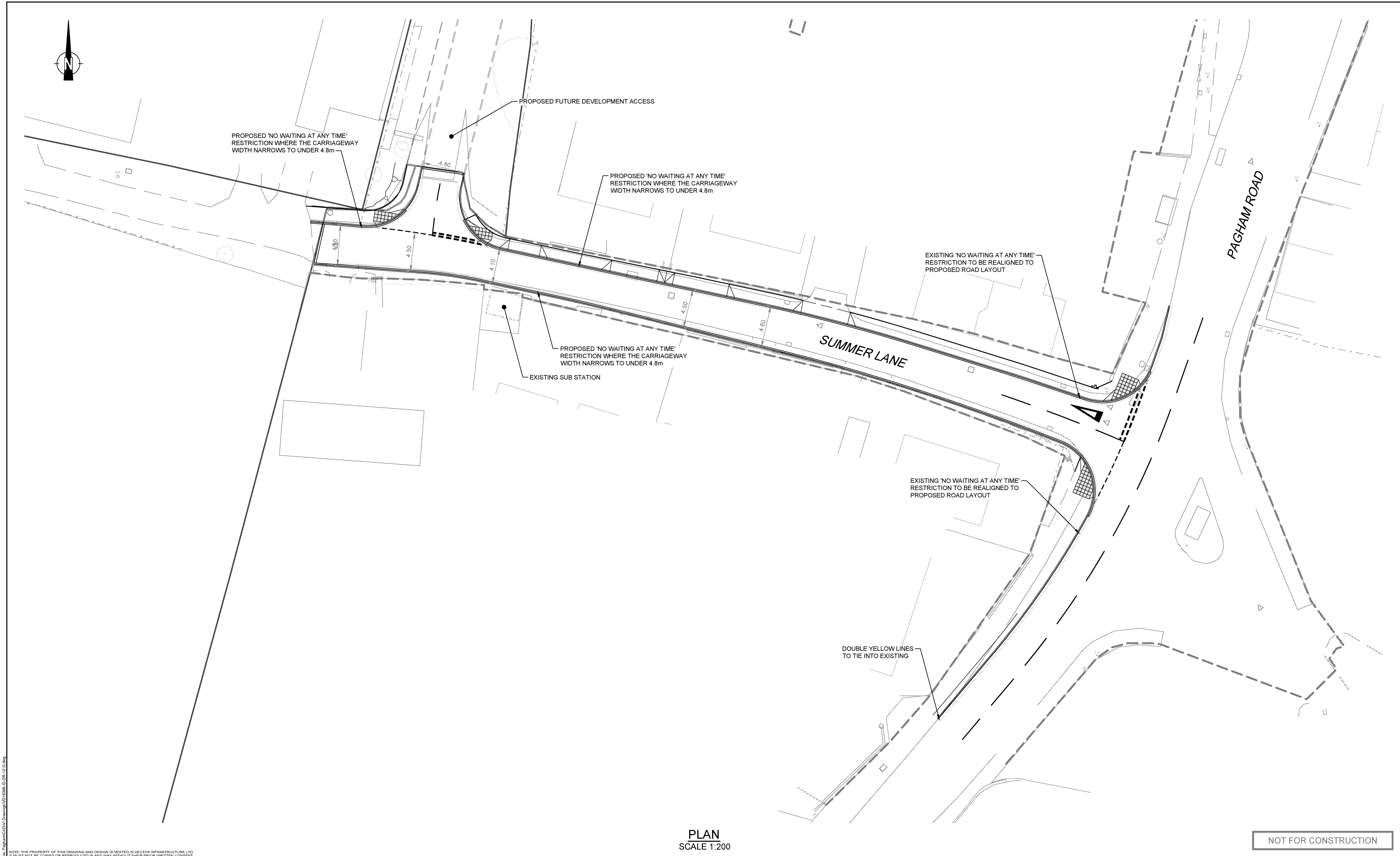


A	REVISED SITE LAYOUT	17.07.19	HCH	JH
Rev	Description	Date	By	Chkd

Project Name:	Title:	Scale:	
SUMMER LANE	PUMPING STATION	1:250	(AT A4 SIZE)
PAGHAM	TANKER TRACKING	PBA Drawing No.	Revision
ARUN DISTRICT COUNCIL P/97/20/PL		039.0017.003	A

paul basham
 associates
Paul Basham, Secretary Ltd
 Larkwater House, 5 Bishops Walk, Stone, Hereford, PD15 5TU
 01459 966154
 info@paulbashamassociates.com www.paulbashamassociates.co.uk

Appendix E



PLAN
SCALE 1:200

NOT FOR CONSTRUCTION

REV		DETAILS	DRAWN	CHECKED	DATE
A		ISSUED FOR WSCC APPROVAL	DY		02.08.16
B		AMENDED TO WSCC DESIGN REVIEW 1 COMMENTS	DY	PW	11.11.16
C		AMENDED TO WSCC DESIGN REVIEW 2 COMMENTS	DY	PW	29.11.16

NOTES

1. THE HIGHWAY AUTHORITY IS WEST SUSSEX COUNTY COUNCIL (WSCC).
2. ALL INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE TO WSCC SPECIFICATIONS.
3. ALL TRAFFIC SIGNS AND ROAD MARKINGS SHALL BE IN ACCORDANCE WITH THE 'TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2016' (TSRGD).
4. ROAD MARKINGS SHALL BE STANDARD DIMENSIONS SHOWN IN THE TSRGD, UNLESS NOTED OTHERWISE.
5. FOR EXISTING TRAFFIC REGULATION ORDER REGARDING SUMMER LANE, REFER WSCC DRAWING SZ8998SWN.
6. DOUBLE YELLOW LINES SHALL BE 50mm WIDE WITH 50mm SPACING IN REFERENCE TO DIAG. 1018.1. THE COLOUR SHALL BE 'DEEP CREAM' TO BS353.

KEY

- — — — — HIGHWAY BOUNDARY
- — — — — OWNERSHIP BOUNDARY
- — — — — LAND REGISTRY MAPSEARCH SX44592 & WSX340729
- — — — — PROPERTY BOUNDARY - OS
- — — — — PROPOSED LAND TO BE DEDICATED AS HIGHWAY
- — — — — KERB LINE - PCC KERB
- — — — — KERB LINE - PCC KERB AND CHANNEL
- — — — — EDGE LINE - PCC EDGING
- — — — — NO WAITING AT ANY TIME - REFER NOTE 6



PROJECT SUMMER LANE, PAGHAM				CLIENT HANBURY PROPERTIES LTD	
DRAWING TITLE SECTION 278 HIGHWAY WORKS TRAFFIC REGULATION ORDER				 Network Building, 97 Tottenham Court Road, London W1T 4TP t: 020 7580 7373 e: enquiries@vectoros.co.uk	
DRAWN DY	CHECKED	DATE 02.08.2016	SCALE AT A1 1:200	DRAWING NUMBER VD16396-ID-DR-1210	REVISION C

Appendix F

GENERAL NOTES:
 1. This drawing is the copyright of Kenn Scaddan Associates Ltd and may not be copied, altered or reproduced in any form or by any means without written consent. If in doubt ASK.
 2. This drawing reflects current standards and legislation approved for this project at the time of original issue.

Schedule of Accommodation

WESTERN PARCEL - (44 units)

- 8no. 3 Bed Houses (TYPE A) 93m² - 97m²
 - 2no. 4 Bed Houses (TYPE B) 122m²
 - 4no. 2 Bed Houses (TYPE C) 79m²
 - 7no. 3 Bed Houses (TYPE D) 103m² - 104m²
 - 10no. 3 Bed Bungalows (TYPE E) 92m²
 - 3no. 3 Bed Houses (TYPE G) 98m²
- Sub Total - 34 Units

AR - Affordable Rent

- 2no. 3 Bed Houses (TYPE A) 93m² - 95m²
 - 8no. 2 Bed Houses (TYPE C) 79m²
- Sub Total - 10 Units

EASTERN PARCEL - (46 units)

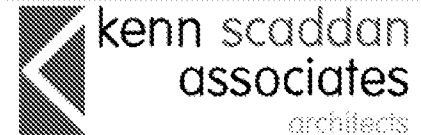
- 4no. 3 Bed Houses (TYPE A) 93m² - 97m²
 - 8no. 4 Bed Houses (TYPE B) 122m²
 - 15no. 2 Bed Houses (TYPE C) 79m²
 - 3no. 3 Bed Bungalows (TYPE E) 103m²
 - 1no. 3 Bed Bungalows (TYPE F) 92m²
- Sub Total - 29 Units

AR - Affordable Rent

- 17no. 2 Bed Houses (TYPE C) 79m²
- Sub Total - 17 Units

P2	17.07.19	Boundary Proposed	CG
P1	10.07.19	Drawing Issue	CG
REV	DATE	DESCRIPTION	BY
CG			

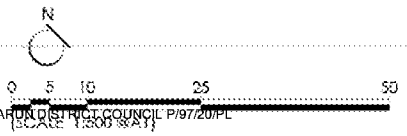
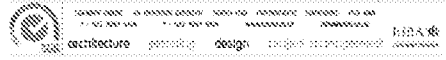
DREW SMITH GROUP



Land off Summer Lane
 PAGHAM
 West Sussex

Proposed Site Plan
 90 Unit Scheme

DRAWING STATUS	SCALE
PLANNING	1:500 @ A1
PROJECT NO. / DRAWING NO.	REVISION
1177 PD100	P2
	CG



Appendix G

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.	
Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward Finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.	
Ward 1	Pagham & Rose Green
District	Arun
Ward 2	Aldwick West
District	Arun
Ward 3	Sidlesham
District	Chichester
Ward Tempo Factor 2009-2026	1.041554
District Tempo Factor 2009-2026	1.053688



west
sussex
county
council

Ward Finder

Postcode	PO214NG	Ward	ham and Rose Green V
----------	---------	------	----------------------

Note:

No special provision need be made for visitors where at least half of the total parking provision a with a development is unallocated. In other circumstances, it may be appropriate to allow for ad demand for visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and nu Bedrooms is used this will need to be converted. A general guide for conversion is as follows but some cases.

Houses	Flats
1 bed = 3 rooms	Studio = 1 room
2 bed = 4 rooms	1 bed = 2 rooms
3 bed = 5 rooms	2 bed = 3 rooms
4 bed = 6 rooms	3 bed = 4 rooms
5 bed = 7 rooms	4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

Ward data used can be checked by the user by referring to the District Ward Data Tables. The W Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases ownership values have been obtained using the nearest sized dwelling with same tenure and wa example, if no data is available for a private house with 1 room then data for a private house wit has been used. The Car Ownership Data is highlighted in purple where such an approach has bee Where Census data contains small samples for certain sized dwellings this is highlighted in red if green if <50 in the Total Demand column. In such cases, other wards should be selected to achiev sample size.

Report Summary Table				
DEVELOPMENT MIX				
Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)
A	Houses	Council/Housing Association (not including shared ownership)	4	25
B	Houses	Private	4	19
C	Houses	Council/Housing Association (not including shared ownership)	5	2
D	Houses	Private	5	33
E	Houses	Private	5	3
F	Houses	Private	6	8
G				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q				
R				
S				
Total				90

ALLOCATED PARKING
Spaces (Per Unit)
2
2
2
2
3+
3+

PROJECT
CENTRE

PEOPLE | PASSION | PLACES

Appendix H

Drew Smith Homes Land North of Summer Lane, Pagham 90 Unit Scheme

Accommodation Schedule							
Western Parcel - 50 homes							
Plot No	House Type						
			Tenure	Height	Parking	SqFt	SQM
47	F	3 BED	Private	1 Storey	2	990	92
48	F	3 BED	Private	1 Storey	2	990	92
49	F	3 BED	Private	1 Storey	2	990	92
50	D	3 BED	Private	2 Storey	2	1119	104
51	A	3 BED	Private	2 Storey	2	1001	93
52	A	3 BED	Private	2 Storey	2	1023	95
53	F	3 BED	Private	1 Storey	2	990	92
54	C	2 BED	Affordable Rent	2 Storey	2	850	79
55	C	2 BED	Affordable Rent	2 Storey	2	850	79
56	C	2 BED	Affordable Rent	2 Storey	2	850	79
57	C	2 BED	Affordable Rent	2 Storey	2	850	79
58	C	2 BED	Affordable Rent	2 Storey	2	850	79
59	C	2 BED	Affordable Rent	2 Storey	2	850	79
60	C	2 BED	Affordable Rent	2 Storey	2	850	79
61	C	2 BED	Affordable Rent	2 Storey	2	850	79
62	A	3 BED	Affordable Rent	2 Storey	2	1001	93
63	A	3 BED	Affordable Rent	2 Storey	2	1001	93
64	G	3 BED	Private	2 Storey	2	1055	98
65	D	3 BED	Private	2 Storey	2	1119	104
66	B	4 BED	Private	2 Storey	3	1313	122
67	C	2 BED	Private	2 Storey	2	850	79
68	C	2 BED	Private	2 Storey	2	850	79
69	C	2 BED	Private	2 Storey	2	850	79
70	C	2 BED	Private	2 Storey	2	850	79
71	G	3 BED	Private	2 Storey	2	1055	98
72	D	3 BED	Private	2 Storey	3	1119	104
73	A	3 BED	Private	2 Storey	2	1001	93
74	A	3 BED	Private	2 Storey	2	1023	95
75	D	3 BED	Private	2 Storey	2	1119	104
76	F	3 BED	Private	1 Storey	2	990	92
77	F	3 BED	Private	1 Storey	2	990	92
78	F	3 BED	Private	1 Storey	2	990	92
79	F	3 BED	Private	1 Storey	2	990	92
80	D	3 BED	Private	2 Storey	3	1098	102
81	F	3 BED	Private	1 Storey	2	990	92
82	F	3 BED	Private	1 Storey	2	990	92
83	D	3 BED	Private	2 Storey	3	1098	102
84	B	4 BED	Private	2 Storey	3	1313	122
85	D	3 BED	Private	2 Storey	2	1119	104
86	A	3 BED	Private	2 Storey	2	1001	93
87	A	3 BED	Private	2 Storey	2	1001	93
88	A	3 BED	Private	2 Storey	2	1001	93
89	A	3 BED	Private	2 Storey	2	1001	93
90	G	3 BED	Private	2 Storey	2	1055	98
				TOTALS		43745	4064

Allocated Parking Western	93
Unallocated Parking Bays Western	12

Accommodation Schedule Eastern Parcel - 40 homes							
Plot No	House Type						
			Tenure	Height	Parking	SQft	SQM
1	F	3 BED	Private	1 Storey	2	990	92
2	C	2 BED	Private	2 Storey	2	850	79
3	C	2 BED	Private	2 Storey	2	850	79
4	E	3 BED	Private	2 Storey	2	1130	105
5	E	3 BED	Private	2 Storey	2	1130	105
6	E	3 BED	Private	2 Storey	2	1130	105
7	C	2 BED	Private	2 Storey	2	850	79
8	C	2 BED	Private	2 Storey	2	850	79
9	A	3 BED	Private	2 Storey	2	1023	95
10	A	3 BED	Private	2 Storey	2	1001	93
11	C	2 BED	Private	2 Storey	2	850	79
12	C	2 BED	Private	2 Storey	2	850	79
13	C	2 BED	Private	2 Storey	2	850	79
14	C	2 BED	Private	2 Storey	2	850	79
15	C	2 BED	Private	2 Storey	2	850	79
16	C	2 BED	Private	2 Storey	2	850	79
17	C	2 BED	Private	2 Storey	2	850	79
18	C	2 BED	Private	2 Storey	2	850	79
19	C	2 BED	Private	2 Storey	2	850	79
20	C	2 BED	Affordable Rent	2 Storey	2	850	79
21	C	2 BED	Affordable Rent	2 Storey	2	850	79
22	C	2 BED	Affordable Rent	2 Storey	2	850	79
23	C	2 BED	Affordable Rent	2 Storey	2	850	79
24	B	4 BED	Private	2 Storey	3	1313	122
25	B	4 BED	Private	2 Storey	3	1313	122
26	B	4 BED	Private	2 Storey	3	1313	122
27	B	4 BED	Private	2 Storey	3	1313	122
28	B	4 BED	Private	2 Storey	3	1313	122
29	B	4 BED	Private	2 Storey	3	1313	122
30	C	2 BED	Affordable Rent	2 Storey	2	850	79
31	C	2 BED	Affordable Rent	2 Storey	2	850	79
32	C	2 BED	Affordable Rent	2 Storey	2	850	79
33	C	2 BED	Affordable Rent	2 Storey	2	850	79
34	C	2 BED	Affordable Rent	2 Storey	2	850	79
35	C	2 BED	Affordable Rent	2 Storey	2	850	79
36	C	2 BED	Affordable Rent	2 Storey	2	850	79
37	C	2 BED	Affordable Rent	2 Storey	2	850	79
38	C	2 BED	Affordable Rent	2 Storey	2	850	79
39	C	2 BED	Affordable Rent	2 Storey	2	850	79
40	C	2 BED	Affordable Rent	2 Storey	2	850	79
41	C	2 BED	Affordable Rent	2 Storey	2	850	79
42	C	2 BED	Affordable Rent	2 Storey	2	850	79
43	A	3 BED	Private	2 Storey	2	1001	93
44	A	3 BED	Private	2 Storey	2	1023	95
45	C	2 BED	Private	2 Storey	2	850	79
46	C	2 BED	Private	2 Storey	2	850	79
				TOTALS		43519	4043

	SQFT	SQM
TOTAL BOTH PARCELS	87264	8107

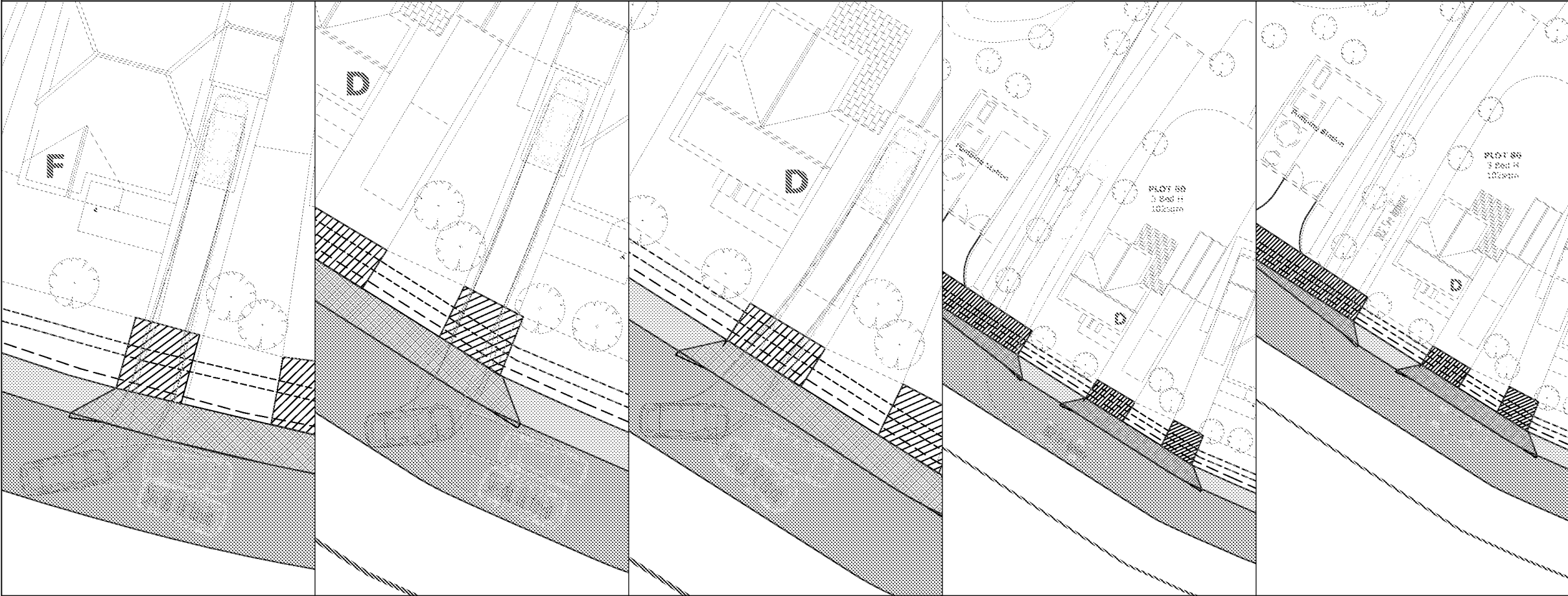
Allocated Parking Eastern	98
Unallocated Parking Bays Eastern	10

TOTAL ALLOCATED PARKING	191
TOTAL UNALLOCATED PARKING	22
TOTAL PARKING	213

Appendix I



UNITS 47, 48, 49, 76 AND 77 DRIVEWAY ACCESS TRACKING (SCALE 1:250)



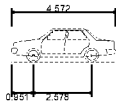
UNITS 78, 79 AND 80 DRIVEWAY ACCESS TRACKING (SCALE 1:250)

FIRE TENDER TRACKING (SCALE 1:500)

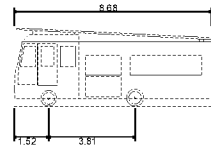
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VEHICLE PROFILES



Skoda Octavia	4.572m
Overall Length	1.769m
Overall Width	1.488m
Overall Body Height	0.249m
Min Body Ground Clearance	1.713m
Max Track Width	4.00s
Lock to lock time	5.100m
Kerb to Kerb Turning Radius	



DB32 Fire Appliance	8.680m
Overall Length	2.180m
Overall Width	3.452m
Overall Body Height	0.337m
Min Body Ground Clearance	2.121m
Max Track Width	6.00s
Lock to lock time	7.910m
Kerb to Kerb Turning Radius	

LEGEND

- PROPOSED CARRIAGEWAY
- PROPOSED BRIDGE
- PROPOSED VEHICLE CROSS-OVER
- PROPOSED FOOTWAY



C	REVISED SITE LAYOUT	17.07.19	HCH	JH
B	REVISED SITE LAYOUT	10.07.19	HCH	JH
A	REVISED SITE LAYOUT	03.07.19	HCH	MS
Rev	Description	Date	By	Chk

Project Name SUMMER LANE PAGHAM	Title FIRE TENDER AND PRIVATE DRIVEWAY VEHICLE TRACKING	 Paul Basham, Associates Ltd Lancaster Court, 5 Bathway Works Road, Farnham, PO13 2TU 01485 565124 info@paulbashamassociates.com www.paulbashamassociates.com	Client 	Checked By JH	Checked Date 28.06.19	Scale AS SHOWN	Client Drawing No. -	PBA Drawing No. 039.0017.001	Revision C
Project Phase PRELIMINARY				Drawn By HCH	Drawn Date 28.06.19				