

Date : October 2018
Project : Land East of Tye Lane, Walberton
Project Ref : 183240
Report Ref : 183240-03

DOCUMENT CONTROL

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	Draft for Team Comment	STC	KM	DRAFT	18.10.17
-	FINAL	STC	STC	ML	18.10.18

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1.0 INTRODUCTION

- 1.1 Ardent Consulting Engineers (ACE) has been appointed by Linden Homes South to provide highways and transportation advice to support a Reserved Matters planning application, submitted pursuant to the grant of Outline Planning Ref. WA/44/17/OUT by Arun District Council (ADC).
- 1.2 The outline planning permission established the principle of developing the site for 175 dwellings together with associated landscaping, public open space and a means of access from Yapton Lane, with all matters reserved except access.
- 1.3 A Transport Technical Note (TTN) was prepared to accompany the original outline planning application, with no objection raised by West Sussex County Council (WSCC) highway officers. The access is specifically referenced within Condition 40 which requires the access to be implemented in accordance with the approved access plan (Ref: ITB11324-GA-001). A copy of this is located within **Appendix A**.
- 1.4 Matters relating to appearance, landscaping, layout and scale are reserved, with permission now sought by means of this reserved matters planning application.
- 1.5 The detailed layout submitted in support of this reserved matters application is attached at **Appendix B** and shows the layout, appearance, landscaping, scale and design for 175 residential dwellings together with vehicular and pedestrian access, public open space, car parking and landscaping.

2.0 DEVELOPMENT PROPOSALS

- 2.1 In line with the approved outline scheme, the proposals are for a 175 dwelling residential development, as illustrated on the proposed site plan layout at **Appendix B**.

Highway Layout

Access

- 2.2 As per the approved outline application, vehicular access is to be provided directly from Yapton Lane, by means of a simple priority 'T' junction, with a 5.5m carriageway width on the minor arm and 2.0m footways on either side.
- 2.3 As agreed with WSCC, a new section of footway will be provided on the western side of Yapton Lane, which will tie in with the existing pedestrian network.
- 2.4 **ACE Drawing No. 183240-006** illustrates the suitability of the access arrangement in terms of visibility and design dimensions.

Internal Layout

- 2.5 The proposed internal highway arrangement is shown on **ACE Drawing No. 183240-002B**. This drawing also illustrates the internal layout which has been designed in-line with both the *Manual for Streets* (DfT, 2007) and WSCC *Local Design Guide – Supplementary Guidance for Residential Development* with the following design parameters:

- **Primary Road:** 5.5m carriageway with 2.0m footway;
- **Secondary Roads:** 4.8m shared surface; and
- **Tertiary Roads/Private Drives:** 4.1m shared surface.

Traffic Calming Measures

- 2.6 The use of both horizontal and vertical deflections; such as the introduction of shared surfaces, carriageway narrowing's and raised tables are included within the scheme design to limit vehicle speeds.
- 2.7 In addition to this, suitable forward and junction visibility splays are provided throughout. This is in-line with both WSCC design guidance and as set out in the *MfS*.
- 2.8 A shared cycle and pedestrian route is proposed to the west of the site that will connect the development to Tye Lane whilst the central spine will be suitable for use by cyclists. This is also shown within **ACE Drawing No. 183240-006**.

Refuse Collection

- 2.9 As shown on **ACE Drawing No. 183240-002B** the layout has been designed to allow refuse vehicles to get within a suitable distance of each property or refuse collection points and also allow suitable turning provision for fire tenders, as well as private cars.

Parking Provision

- 2.10 The West Sussex Car Parking Calculator (as shown at **Appendix C**) illustrated that the proposed development scheme mix (with one allocated space for each of the affordable flats, 2 for the 2/3-bed houses, and 3 or more for the larger houses) requires a total of 447 car parking spaces (391 allocated plus an additional 56 unallocated for use by both residents and visitors). This is based on average Census car ownership data per household by dwelling type (flat or house), tenure (owner occupied or rented/shared ownership) and size (number of rooms) for the local area (Walberton, Barnham and Arun wards), allowing for projected growth in car ownership to a future year of 2026. In addition, it allows an extra 0.2 unallocated spaces per dwelling for visitors.
- 2.11 The development proposals seek to provide a total 507 parking spaces, of which 455 will be allocated to specific dwellings. 15 of the larger houses, i.e. those with 4 bedrooms and 6 rooms, will have 4, 5 or 6 on-plot spaces, but

these are only counted as 3 spaces by the Calculator so the excess does not count towards the additional unallocated provision requirement, so therefore this is overestimated.

- 2.12 The remaining 52 spaces will be unallocated (for use by any of the residents and their visitors). 115 of the allocated spaces will be located within a garage which will be designed to a suitable size in order to allow them to count towards the parking provision number.
- 2.13 Cycle parking provision will be provided in accordance with WSCC standards and will be provided on-plot for the houses within either dedicated cycle stores or within a suitably sized garage and within a dedicated cycle store for flatted residents.

Adoption Plan

- 2.14 The central spine will be sought to be adopted as public highway which will include both the adjacent footways and swales. This will be agreed post application through a separate Section 38 Agreement and is shown within **ACE Drawing 183240-007**.

Improvements / Contributions to the Local Highway Network

- 2.15 Several offsite improvements / contributions have been agreed as a part of the S106 and these are summarised below:
- Construction of a footpath to connect the Development with Walberton Community Centre;
 - New extended right hand turn lane into Yapton Lane and alteration of village gate and speed limit;
 - Improved eastern bus stop along Yapton Lane to include crossing facilities and waiting area;
 - Improvement of crossing facilities for Blacksmith Corner public footpath; and
 - Contribution to future A27 / A29 roundabout improvements.

3.0 SUMMARY

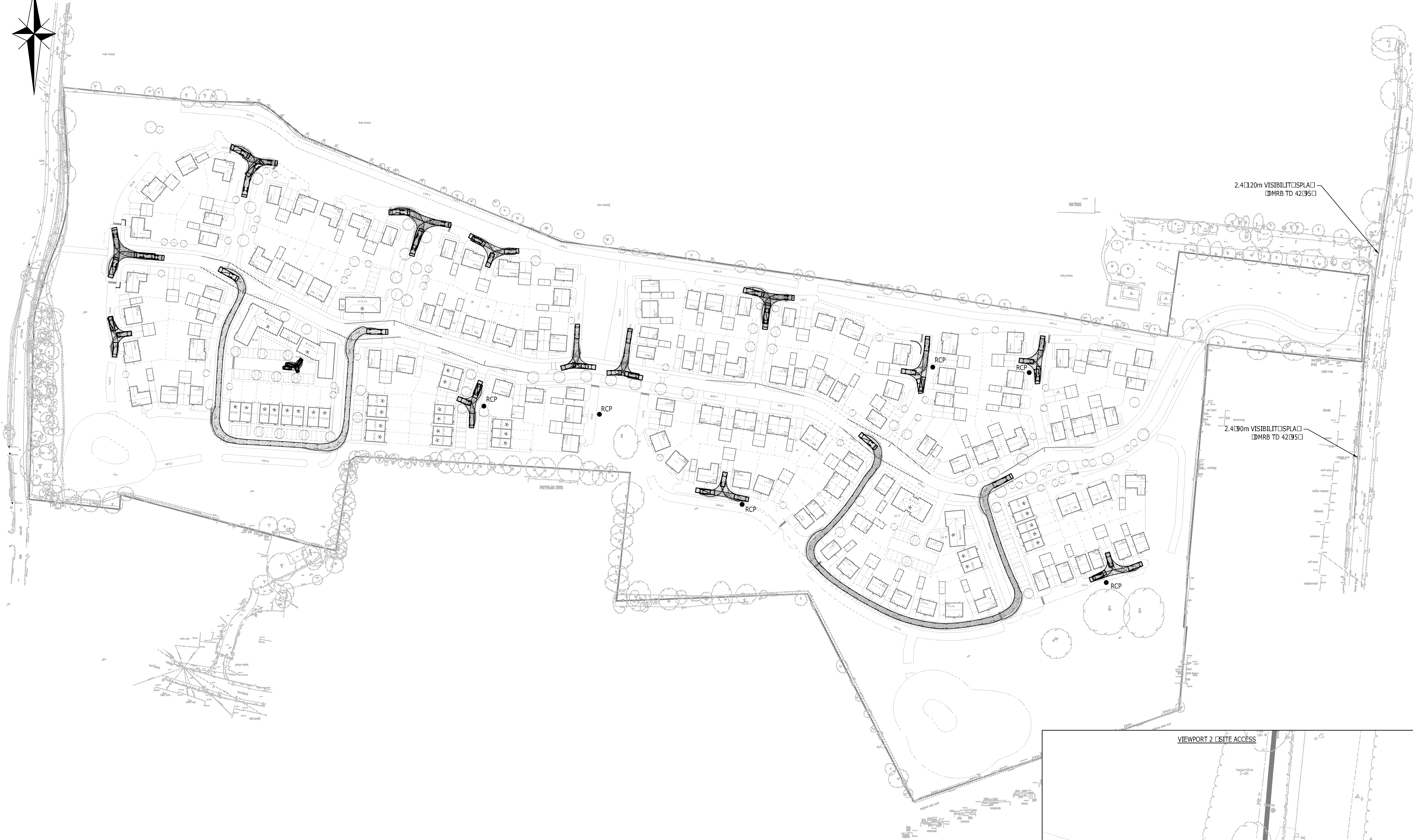
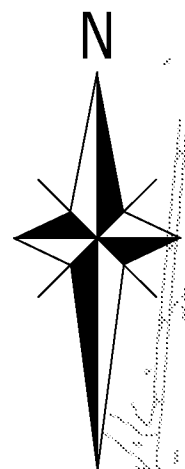
3.1 This Transport Technical Note has demonstrated that: -

- The application site will be accessed via an approved simple priority 'T' junction that contains adequate visibility in both directions;
- The internal layout has been designed to meet relevant guidance. Traffic calming measures such as raised table and shared surfaces are used to reduce vehicle speeds;
- Car parking will be in the form of either on-plot, parking court or on-street spaces, with a suitable level of allocated residential and unallocated residential/visitor spaces provided;
- Cycle parking will be provided in line with WSCC standards for all units and will either be situated within a garage.
- Swept path analysis has been undertaken for the proposed layout demonstrating both a fire tender and a refuse vehicle can successfully manoeuvre throughout the development; and
- A shared cycle / pedestrian routes have been designed to provide permeability throughout the site and links to the local area.

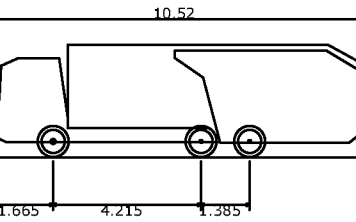
3.2 In light of the above and preceding assessment, it is reasonable to conclude that the development proposals are fully acceptable in transport planning terms and do not generate any significant impact to the local transport network.

Drawings

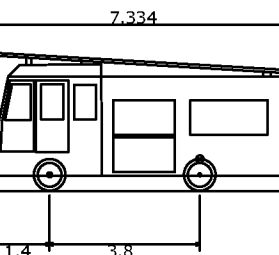
VIEWPORT 1 SITE LAYOUT



VEHICLE USED:



Phoenix 223W with Elite 2 634 chassis
Overall Length 10.520m
Overall Width 2.530m
Overall Body Height 3.211m
Min Body Ground Clearance 0.416m
Track Width 2.530m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.950m



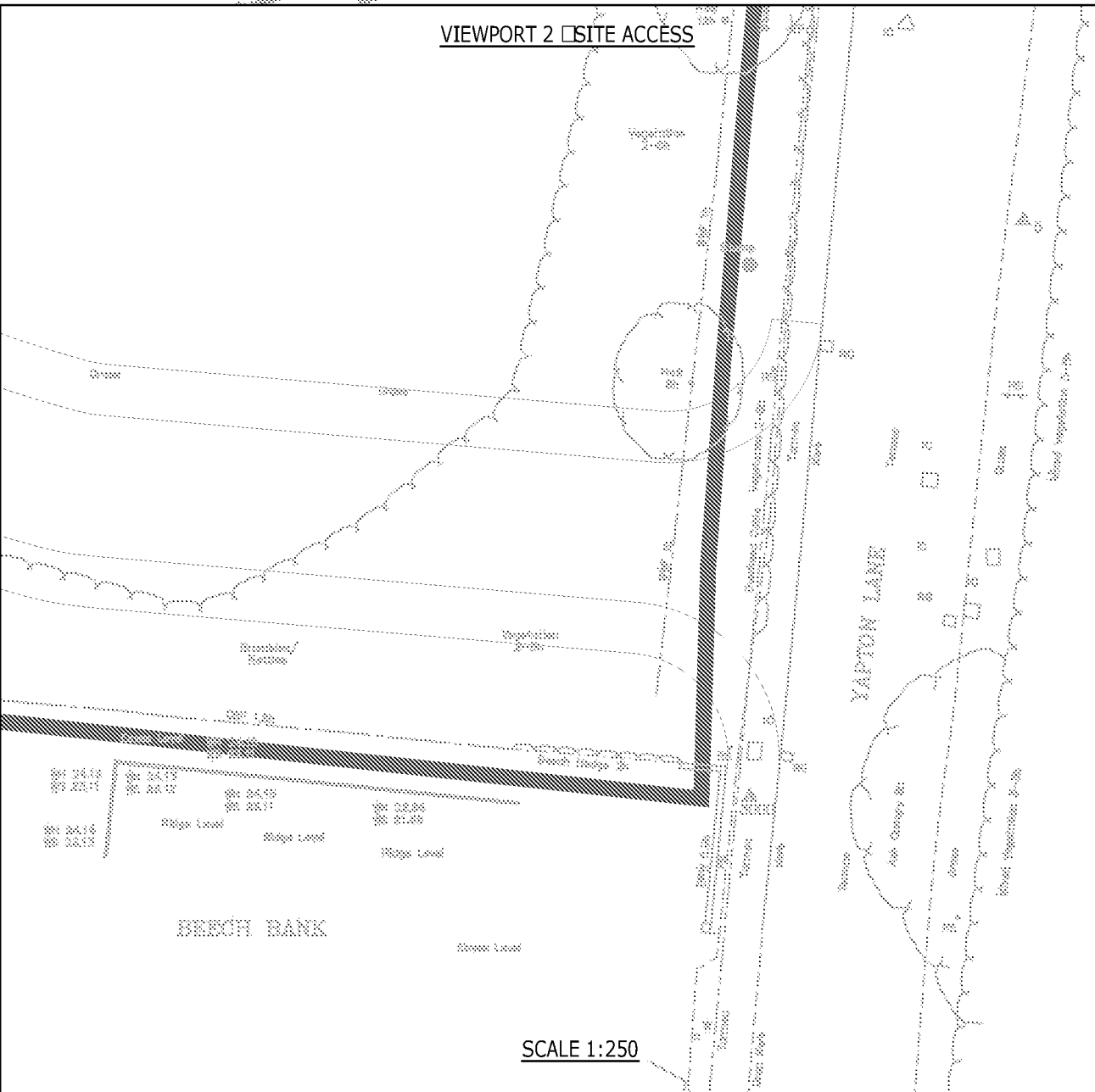
Fire Tender
Overall Length 7.334m
Overall Width 2.286m
Overall Body Height 3.495m
Min Body Ground Clearance 0.380m
Track Width 2.286m
Lock to lock time 5.00s
Kerb to Kerb Turning Radius 8.000m

KEY

2.4x25m VISIBILITY SPLAY
RCP REFUSE COLLECTION POINT

FOR INFORMATION ONLY

VIEWPORT 2 SITE ACCESS



Rev	Description	Dn	Chk	App	Date
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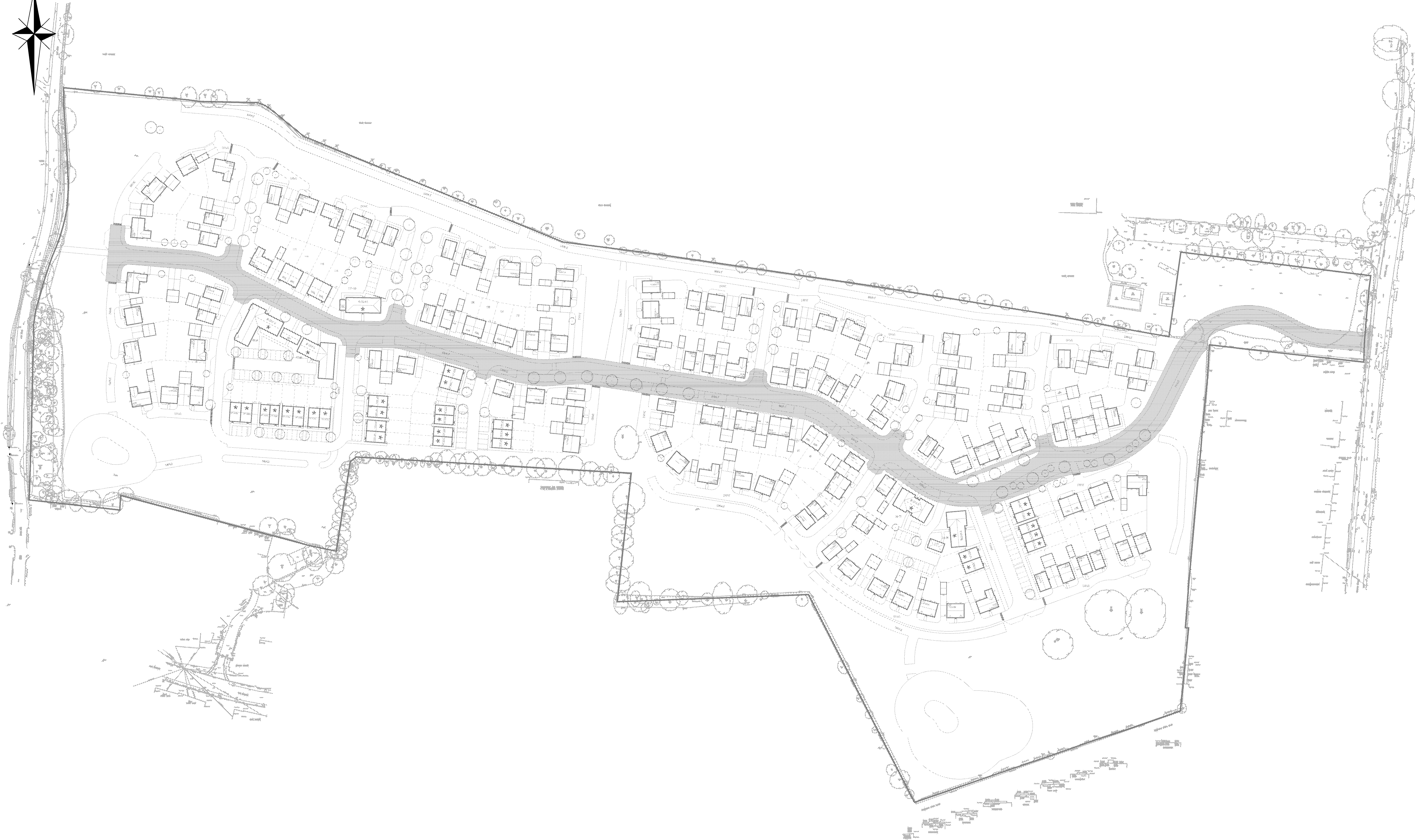
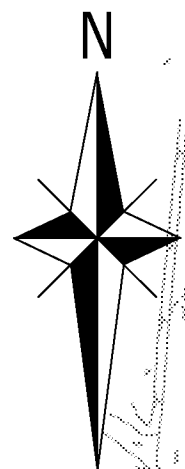
SSIP
SPECIALIST
INSTRUMENTAL
CONSTRUCTION

Client:
LINDEN HOMES SOUTHERN

Project Title:
**LAND EAST OF TYE LANE,
WALBERTON**

Drawing Title:
**SWEPT PATH ANALYSIS, REFUSE
LOCATIONS AND SITE ACCESS DRAWING**

A1 Scale	Date	Designed by
1:1000	OCT 2018	STC
Drawn by	Checked by	Approved by
STC	STC	GJH
Drawing Number	183240-006	
Rev	-	



KEY
HIGHWAY ADOPTION

FOR INFORMATION ONLY

Rev	Description	Dn	Chk	App	Date
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CONTRIBUTOR

Client:

LINDEN HOMES SOUTHERN

Project Title:

LAND EAST OF TYE LANE,
WALBERTON

Drawing Title:

HIGHWAY ADOPTION PLAN

A1 Scale	Date	Designed by
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1:1000	OCT 2018	KI
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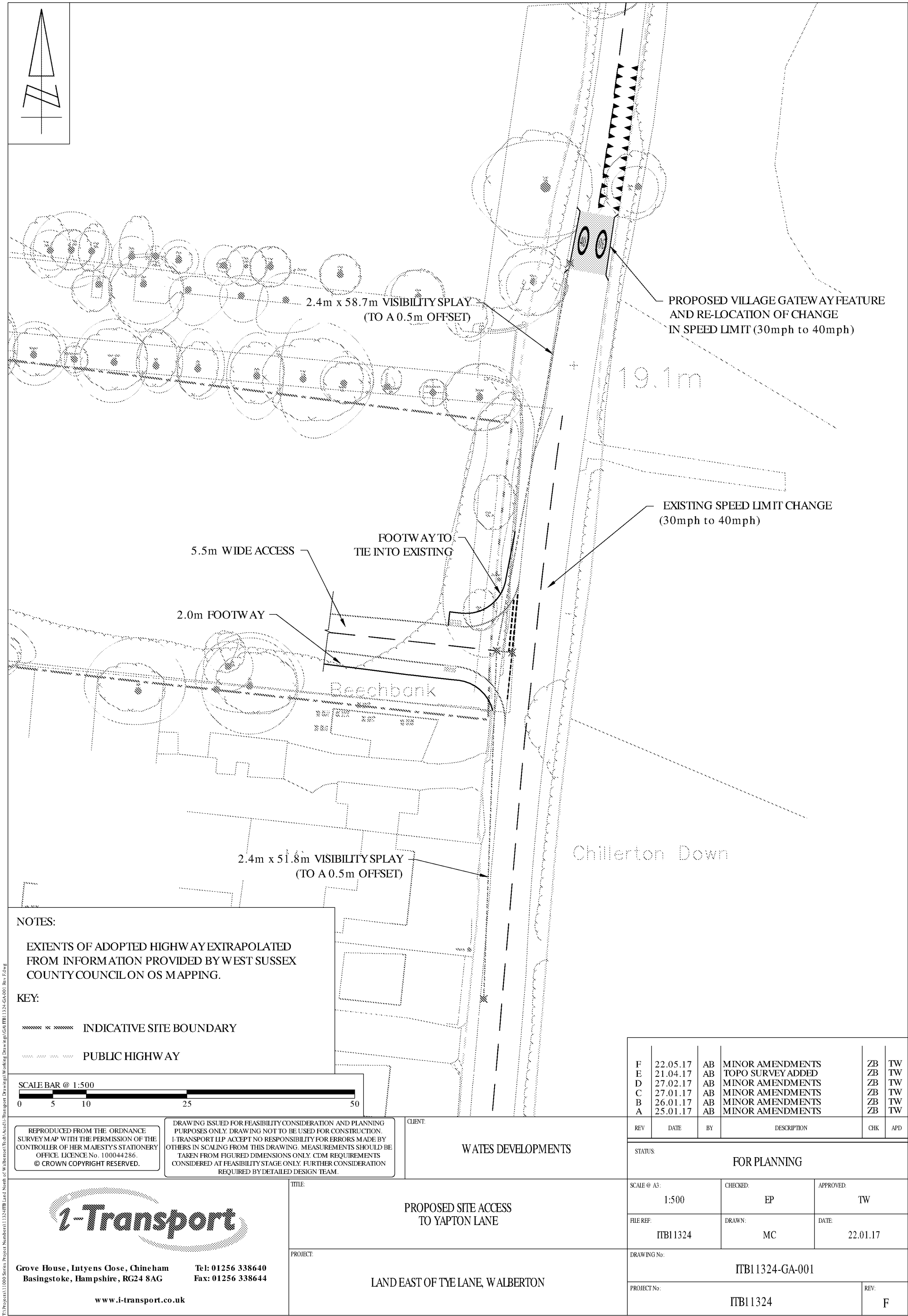
Drawn by	Checked by	Approved by
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KI	KI	GJH
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Drawing Number	Rev
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183240-007	-
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Appendix A



Appendix B



NOTES

This drawing is the copyright of Thrive Ltd ©. All rights reserved.
Ordnance Survey Data © Crown Copyright. All rights reserved.
Licence No. 100007359. DO NOT scale from this drawing.
Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Issued for Planning	10.10.18	MD	MD

scale 1:1000

0 20m 40m 60m

KEY:

- Application Boundary
- Property Boundary Line - Ref Boundary Materials
- Layout and details for detailed specification
- Boundary Walling - Ref Boundary Materials Layout and details for detailed specification
- Shared Ownership
- Affordable/Social Rent
- Garden Gate
- BCPI Bin Collection Point

NOTE: For Landscape/Boundary/Surface Materials Please Refer To Hard & Soft Landscape Drawings.
NOTE: For specific location of retaining structures & steps please refer to engineers drawings.

PLANNING

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PROJECT
Land East of Tye Lane
Walberton
For: Linden Homes Southern

DRAWING
Site Layout

SCALE	DATE	AUTHOR	CHK'D
1:1000@ A1	Aug 18	MD	

JOB NO.	DRAWING NO.	REV
LIND171208	SL.01	A

CLIENT REF.

Appendix C

