

Non-Material Amendment Decision

Application Reference: WSCC/052/20/NMA1

Local Council: Arun District Council

Site Address: Land to the north of Eastergate and north-west of Barnham, PO22 0DF.

Approved Development

WSCC/052/20 - Construction of a single carriageway with shared cycleway / footway, roundabouts, road markings, traffic signals, bus stops, provision of hard and soft landscaping, construction of a substation building, installation of a noise barrier, and other associated works.

Non-Material Amendment sought

- Revised location of westbound bus-stop

Notification

Is there anyone other than the applicant owns part/all of the land or has an Agricultural Holding over the land? YES / ~~NO~~

If YES to the above, has the landowner(s)/Lessee been notified and given 14 days' notice to respond? YES / ~~NO~~ / ~~NA~~

No comments received from affected landowner.

Conclusions

The applicant is seeking minor amendments to the approved plans, comprising the relocation of the westbound bus shelter. Following planning approval, a Stage 2 Road Safety Audit has identified that the approved westbound bus-stop position, in combination with the horizontal alignment, may lead to unsafe overtaking manoeuvres being located too close to the eastbound exit, with a stationary bus obstructing forward visibility for vehicles attempting to overtake. To rectify this safety risk, relocation of the bus-stop some 60m to the west side of the central roundabout is sought.

The revised bus stop location would be accommodated entirely within the application site and would not result in any change to the road alignment or traffic flows previously considered. It would continue to be in a location accessible to serve future development as part of the Masterplanned Barnham/Eastergate/Westergate (BEW) area to the south, once brought forward. The Highway Authority are satisfied with the proposed revised location.

The applicant has reviewed the findings of key topics of the Environmental Statement which accompanied the original planning application, from which it can be concluded there would be no change in predicted effects, including air quality, noise, ecology, hydrology/geology, archaeology, and landscape/visual impacts. In this regard it is noted that key construction methodologies and associated safeguards would be unchanged, proximity to neighbouring future development is broadly similar, and landscaping provision (the final detail of which remain a conditional requirement) is consistent with the previously approved strategy.

Overall, the proposed amendments are not considered to result in a material change, or result in materially different impacts, from the development as approved.

Decision


Approve Non-Material Amendment

The application is considered to be a non-material amendment pursuant to s96A of the Town and Country Planning Act 1990.

Amended Plans/Information the subject of this decision:

- Site Plan Sheet 2 of 5 (Ref. A29-CAP-HPN-00-DR-C-0133 Rev P14);
- Plan and Profile Sheet 2 of 4 (Ref. A29-CAP-HPN-00-DR-C-0176 Rev P05);
- Cross Sections Sheet 1 of 3 (Ref A29-CAP-HPN-00-DR-C-0180 Rev P09);
- Cross Sections Sheet 2 of 3 (Ref. A29-CAP-HPN-00-DR-C-0181 Rev P09);
- Cross Sections Sheet 3 of 3 (Ref. A29-CAP-HPN-00-DR-C-0182 Rev P10);
- Proposed Landscape with Revised Redline Boundary ES Addendum (Ref. A29-CAP-HPN-00-DR-C-0239 Rev P04);
- Site Clearance Layout Sheet 2 of 5 (Ref. A29-CAP-HPN-00-DR-C-0247 Rev P02);
- Bus Stop Locations (A29-CAP-HGN-00-DR-C-0252 Rev P02);
- Infiltration Pond 2 (Ref. A29-CAP-HPN-00-DR-D-0240 Rev P04);

This decision only relates to the non-material amendment as described in this report. This is not a reissue of the original planning permission (WSCC/052/20), which still stands. The Decision contained in this report and the Decision Notice of the original planning permission (and any approved conditional schemes) should be read together.

Date of Report Submission: 06/06/22	Case Officer's Name: James Neave
	Case Officer's Signature: 
Date of Final Report: 06/06/22	Reviewer's Name: Andrew Sierakowski
	Reviewer's Signature 