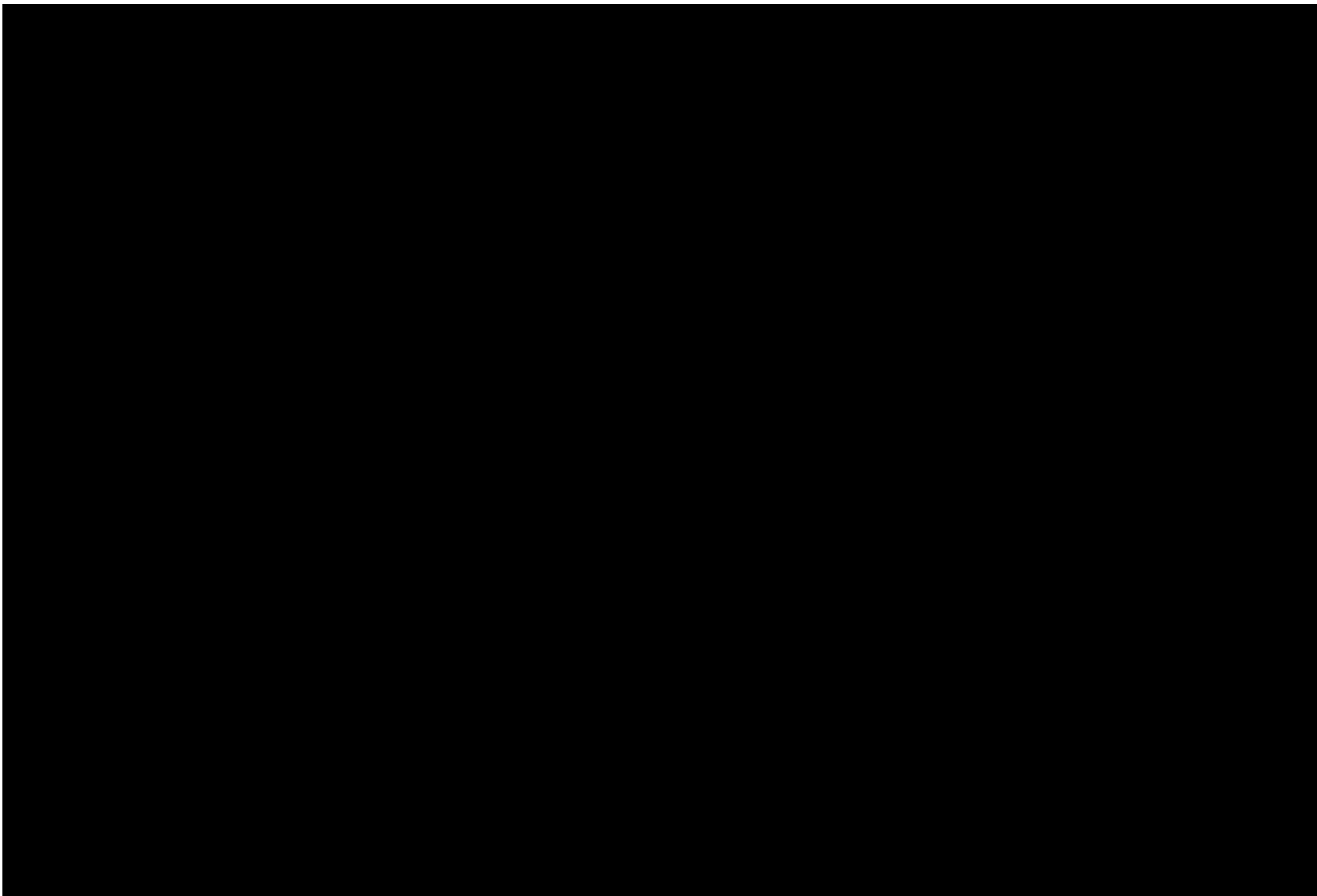




From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 11 October 2021 11:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/110/21/PL - Old BMW Chandlers site Water Lane Angmering - Final Highway Response

Please upload onto Ocella the email below which is a consultation response from the **Local Highway Authority** raising no objection to **A/110/21/PL**.

Thanks,

Michael

From: Emma Avis <[REDACTED]>
Sent: 11 October 2021 11:49
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Deborah Urquhart <[REDACTED]> Planning <Planning@arun.gov.uk>
Subject: A/110/21/PL - Old BMW Chandlers site Water Lane Angmering - Final Highway Response

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Morning,

The LHA has now received, reviewed and signed off the awaited Road Safety Audit (RSA) details and revised pedestrian access details for the above site. Please find attached our final comments. I have advised the Transport Consultant/Developer it is down to them to submit all revised documents to the LPA for the planning file.

Kind Regards,
Emma

Emma Avis (MCIHT) |Transport Planner, County Highways, Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham CC: Cllr Deborah Urquhart
FROM:	WSCC - Highways Authority
DATE:	11 th October 2021
LOCATION:	Chandlers Garage Bmw House Water Lane Littlehampton BN16 4EH
SUBJECT:	A/110/21/PL Erection of retirement apartment with 20 No. 1 Bed flats & 13 No.2 Bed flats with communal facilities & car parking, erection of a retail store with car parking & associated highway works. This application affects the character & appearance of the Angmering Conservation area, affects the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development – REVISED HIGHWAYS AND RSA INFORMATION.
DATE OF SITE VISIT:	Site known to officer & visited
RECOMMENDATION:	No Objection
<u>S106</u> CONTRIBUTION TOTAL:	

The Local Highway Authority (LHA) has been in discussion with the Transport Consultant of the above proposal since our previous comments. All outstanding documents required by the LHA have now been submitted to the LHA, reviewed and signed off. The applicant will also need to submit the final documents to the LPA for the planning file.

Context

The LHA provided comments to the LPA on 16th July 2021 indicating that there were some outstanding Road Safety Audit (RSA) problems that needed addressing on the most recent application. There were also some discussions around pedestrian accessibility and safety in the vicinity of the site itself.

RSA

All RSA problems have now been addressed and signed off by the LHA. Full details can be found in the *Road Safety Audit Response Report* prepared by Paul Basham Associates and signed on 4th October 2021. As well as the *Road Safety Audit Log cover sheet* signed off by the LHA (Lead Professional Safety Audit and the Highway Projects Manager).

Pedestrian access/Local improvements/highway works

Two formalised crossings are proposed, one on Water Lane outside Eachways and one on High Street. Both can be seen on drawing no: 034.0125.013 and 034.0125.012. As well as the widening of the footway and extension of the footway leading round on to High Street.

As part of the application a Traffic Regulation Order will also be required. Provision for the cost of this consultation process and the delivery of the works by the developer will need to be secured under a s106 agreement, the works will need to be delivered alongside the s278 access/layby highway works.

Conclusion

The LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. The following conditions should be secured.

Conditions:**Construction Management Plan**

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with an approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Electrical Vehicle Charging Condition (appropriate LPA wording to be used).

Servicing Management Plan

No part of the retail store shall be first occupied until such time as a Servicing Management Plan has been submitted and approved in writing by the Local Planning Authority. This shall set out the arrangements for the loading and unloading of deliveries, in terms of location and frequency, and set out arrangements for the collection of refuse. Once occupied the use shall be carried out only in accordance with the approved Plan.

Reason – to safeguard the operation of the public highway.

Informative:

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Emma Avis (MCIHT) – Transport Planner
West Sussex County Council – Planning Services