

From: Anita Gardner
Sent: 14 September 2018 11:58
To: 'Emma Patchell'
Subject: FW: Planning Consultation on: A/114/18/PL

Hi Emma,
Further to your e-mail please see the attached comments which are awaiting up loading on to the website. As discussed yesterday we are also looking for a shared access from Dappers Lane with the Developers for the site to the North, without this the application is likely to be refused.
Our Solicitor has advised that a new 106 Ag will be required. This would need to include affordable housing contributions. Precise figures for contributions are yet to be determined. I should also advise that I have asked our solicitor for a legal opinion on the legal advice you have submitted .

Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Stephen Gee [REDACTED]
Sent: 13 September 2018 15:18
To: Michael Eastham
Cc: Planning.Responses
Subject: **Warning Active Content** RE: Planning Consultation on: A/114/18/PL

Michael,
Please find attached comments on planning application ref A/114/18/PL.

Regards

Stephen

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 28 August 2018 13:49
To: SU Local Development
Subject: Planning Consultation on: A/114/18/PL

To: **WSCC(ROW/Strategic/Highways)**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: **A/114/18/PL**

Registered: 25th July
2018

Site Address: Broadlees Dappers Lane Angmering BN16 4EN

Grid Reference: 507291 104712

Description of Works: Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 27-SEP-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consulfee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee Highways, WSCC
DATE:	13/09/18
LOCATION:	Broadlees, Dappers Lane, Angmering, West Sussex, BN16 4EN
SUBJECT:	A/114/18/PL Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☒ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The development proposes the erection of a 70 bed care home at Broadlees, Dappers Lane. The section of the site currently has consent for 24 care apartments and communal facilities (as part of the wider planning site planning application ref A/27/16/PL). The application seeks to replace this building with a care home.

A Transport Assessment has been submitted in support of the application

Access

The access is to remain as the existing consented scheme by way of priority junction to Dappers lane. The access has previously been safety audited as part of the previous application.

Trip Generation

The applicant has been provided a TRICS assessment of the trip generation potential of the proposals and comparison to the consented scheme. The application would result in a reduction of 3 AM peak hour two way trips and an increase of 2 PM peak two way trips.

Layout, Parking and Cycle parking

Vehicle tracking has been provided and is accepted. The site will provide 27 car parking spaces in line with standards and would be expected to generate a peak demand of 20 spaces. A total of 4 cycle parking spaces are to be provided in line with standards.

Off site pedestrian infrastructure

As part of the consented development the applicant is to provide a 2.0m footway from the site access south alongside the existing grass verge and informal pedestrian crossing with tactile paving, dropped kerbs before extending further south on the eastern side of the carriageway to meet the existing provision. (as shown on drawing PB7693-SK01)

Impact of the strategic allocation

Two planning applications A/99/17 – Land South of Water Lane and A/40/18 – Land North of Water Lane are currently being considered by ADC. In combination the sites would provide a link between Dappers Lane to the north of the development to Water Lane and then onwards to the High Street and Roundstone Lane. It is recommended that the application site provides a footway along Water Lane. This would reduce east to west journeys by 100m (compared to the provision anticipated as part of A/40/18).

It is noted that a number of Trees with preservation Orders (TPOs) are located close to the southern boundary of the site and at points may require deviation into the site.

Travel Plan

The following comments have been provided by the WSCC travel plan officer

- It is noted that 4 cycle parking spaces are to be provided, although Table 6.4.1 indicates that the target is for 5 people to be cycling by year 5. It is acknowledged that not all staff will be present on site at the same time, although as staff will work in shifts consideration should be given to providing a greater number of cycle parking spaces to accommodate shift changes. Clothing lockers for cyclists should also be provided and if possible staff shower and changing facilities too.
- We would like to see the following information provided as part of the Travel Plan, and for this to be referenced in the document:
 - Information about bike shops offering discounts to employees working for companies that operate Travel Plans in West Sussex. The County Council has negotiated various discounts on new purchases and servicing on behalf of developers and further details can be found on our web site:
[REDACTED]
 - Information about adult cycle training courses that can be provided by the County Council's Road Safety team. Further details and course costs are available at [REDACTED]. The occupier should consider funding, or part-funding cycle training for employees that wish to cycle to work.
 - Information about the West Sussex cycle journey planner which provides turn-by-turn route information for quiet, fast, and balanced routes, is [REDACTED]
 - Information about public transport journey planning web sites such as: Traveline South East and National Rail Enquiries etc.
- Informative: The County Council has commissioned Pindar Creative's Travel Plan Mapping Solution. The service enables developers, employers, and other organisations to purchase site-specific multi-modal travel maps, notice boards, and interactive PDFs. The applicant may wish to consider using this service to produce the local travel information for employee induction pack, noticeboards and websites etc. Further details can be found on our website:
[REDACTED]

In addition, the County Council has developed a suite of posters, which can be displayed in

staff and public areas in order to promote sustainable and active modes of travel. The artwork may be used free of charge and can be downloaded from our web site:



- Sections 10.1.1 and 102.2 refer to TRICS SAM surveys being undertaken annually, whereas we only require these surveys to be undertaken in years 1, 3, and 5 (as per the standard SAM cycle).

Conclusion

It is recommended that the proposals are modified to include provision of a footway along the southern boundary of the site (both red and blue line boundary) and the travel plan is revised to incorporate the above comments.

Stephen Gee
West Sussex County Council – Planning Services