

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 October 2018 12:10
To: Planning Scanning
Subject: FW: A/114/18/PL Broadlees, Dappers Lane, Angmering

From: Stephen Gee [REDACTED]
Sent: 19 October 2018 11:06
To: Anita Gardner; Planning.Responses
Cc: Anna Gillings; Chris Slack; Emma Patchell; James Warbey
Subject: RE: A/114/18/PL Broadlees, Dappers Lane, Angmering

Anita,

I can confirm that the previous comments have been addressed and we are now able to approve this Travel Plan.

Regards

Stephen

From: Chris Slack [REDACTED]
Sent: 17 October 2018 15:50
To: Stephen Gee; Michael Eastham [REDACTED]
Cc: Anna Gillings; Emma Patchell; James Warbey
Subject: RE: A/114/18/PL Broadlees, Dappers Lane, Angmering

Hi Stephen,

Thanks for confirming that there is no requirement to provide a footway along Water Lane or amend the site access as per its current status as part of this planning application.

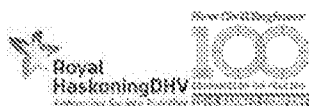
Further to the Travel Plan comments provided within your initial response of 13th September 2018, I attach the revised Travel Plan.

Kind Regards

Chris Slack BA MSc (Eng) CMILT MIHT

[REDACTED]

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From: Stephen Gee [REDACTED]
Sent: 16 October 2018 08:11
To: Chris Slack [REDACTED]

[REDACTED]

Subject: A/114/18/PL Broadlees, Dappers Lane, Angmering

Chris.
Thank you for your email.

Footway

Whilst I believe the provision of a footway along Water Lane would provide some benefits for future residents and employees of the proposed development in conjunction with that proposed as part of planning apps A/99/17 and A/40/18. I am content that the provision of a footway would not be a requirement for this application or reason for refusal.

Access

I can confirm that the proposed access associated with A/27/16/PL is acceptable to WSCC, and that the access associated with A/40/18 has also been safety audited and no issues were raised concerning the proximity of the junctions.

Regards

Stephen

Stephen Gee | Principal Planner County Highways (Development Management), Planning Services, West Sussex County Council | Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH [REDACTED]

From: Chris Slack [REDACTED]
Sent: 10 October 2018 11:36
To: Stephen Gee
Cc: Anna Gillings; Emma Patchell; James Warbey
Subject: Broadlees, Dappers Lane, Angmering

Hi Stephen,

I write to you in relation to the proposed 70 bed care home development at the Broadlees site on Dappers Lane, Angmering. You will be aware that the site has extant planning consent for a development consisting of 53No. Care apartments (A/27/16/PL).

Works are due to start on-site on 15th October 2018 which will include site preparation to prepare the highway access works associated with the extant consent.

I attach your highway comments pertaining to the development site. I note the comments provided by the Travel Plan Officer and we are in the process of amending the Travel Plan to address the points made.

In relation to the off-site pedestrian infrastructure proposed, the construction of a footway and informal pedestrian crossing is agreed as per the extant consent and presented within attached plan **PB7693-SK01**. In your response you make reference to the adjacent planning application sites proposed by Gleeson/Rydon Homes:

*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 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).

Water Lane Pedestrian Footway

The provision of a two metre footway along the northern edge of the carriageway is not required for the proposed care home development to meet the 3 tests as set out within paragraph 56 of the revised 2018 NPPF:

Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;*
- b) directly related to the development; and*
- c) fairly and reasonably related in scale and kind to the development.*

To expand on this, a pedestrian link on Water Lane would be of no real benefit to the residents of the care home site and therefore cannot be considered necessary, relevant to planning or for the development to be permitted, nor could it be considered reasonable in all other respects.

If the LPA were minded to require some form of pedestrian link along the northern edge of Water Lane, to reduce the walk distance by 100 metres of pedestrian trips to and from the land south of Water Lane development towards Angmering Town Centre, it would need to be delivered as part of the proposed sustainable infrastructure package by the developers of applications A/99/17 – Land South of Water Lane and A/40/18 – Land North of Water Lane.

Site Access junction with Dappers Lane

The Planning Officer at Arun District Council, Anita Gardner, also advises that a shared access (with the adjoining Rydon/Gleeson Homes site) is required for the site and the residential scheme proposed on the adjoining land to the north.

I would be grateful if you could confirm that the proposed site access is acceptable to WSCC Highways as the proposed access has extant consent permission, has been subject to a Stage 1 Road Safety Audit (RSA1) in association with planning application A/27/16/PL, and is approved subject to detailed design review. The RSA1 identified a number of minor issues and subsequent recommendations that were addressed by the designer and incorporated into the proposed access design.

Should there be a requirement for a single point of access to serve both the Frontier Development site and the Gleeson Homes/Rydon development, then Gleeson/Rydon would have to negotiate this with Frontier separately or otherwise develop an alternative access strategy.

I would be grateful if you could confirm that West Sussex County Council highways offers no objection to the approved access associated with extant consent A/27/16/PL, the form of which is to be retained in association with the latest planning application submission. Similarly, I would be grateful if you could confirm that the provision of a footway along Water Lane would relate specifically to applications A/99/17 and A/40/18, and that it is the applicant of these sites that would need to make such provision if this is considered an absolute requirement.

I look forward to your response.

Please let me know if you have any queries.

Kind Regards

Chris Slack BA MSc (Eng) CMILT MINT
Associate Transport Planner – Transport UK

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