

Sent: 27 January 2014 11:52
To: Planning.Responses
Cc: Anita Gardner
Subject: Re: Fw: Planning Consultation on: A/134/13/

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 27th January 2014

FROM: Dominic Smith TO: Arun District Council
FAO: Anita Gardner

SUBJECT: A/134/13

Outline application for demolition of Broadlees and erection of up to 27 x 2-bed age restricted cottages, a 60 bed care home, laundry room, managers cottage and guest suite, and a core care block comprising up to 60 nursing beds with associated car parking - This is a Departure from the Development Plan.

Land at Broadlees, Dappers Lane, Angmering, West Sussex, BN16 4EN

RECOMMENDATION:

Advice	X	Modification	More Information
Objection		No Objection	X Refusal

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been consulted on the proposed development of a retirement village. Outline permission, including matters relating to access, is sought.

No objection is raised subject to the condition and obligations set out at the end of the report.

Trip Generation and Capacity

The anticipated trip generation of the site has been considered using the Trip Rate Information Computer System (TRICS). Site selection parameters have been selected in broad accordance with the TRICS 'Best Practice Guidance'. Although some further refinement of the parameters could have been included in the analysis it is apparent, having run alternative calculations, that this would have had an imperceptible impact on the trip rate output. The LHA are satisfied that the analysis provides a realistic representation of the likely trip generation of the site. During peak network hours it is expected that the site will generate up to 15 vehicular movements. It is not considered that the level of traffic associated with the site will have a material impact on the service of the highway network.

The LHA are aware of the Master Planning exercise that is currently being undertaken relating to the strategic

development sites. It is considered that the traffic associated with the proposed site will have a negligible impact on this exercise due to the differing transport characteristics between the types of dwellings proposed.

Accessibility

The site is located on the eastern edge of Angmering, to the north of Water Lane at its junction with Dappers Lane. A small selection of shops and services are available on the High Street/Station Road which is a walking distance of approximately 800m from the site along Water Lane. A short stretch of 2.0m wide footway is proposed along the eastern edge of Dappers Lane providing a connection from the site into the existing footway network. A dropped kerb uncontrolled crossing has been provided on either side of the junction on Dappers Lane to ensure suitable provision for mobility impaired residents.

The closest bus stops to the site are located on Merryfield Crescent approximately 150m to the north. However, no footway connection is available from the site and would result in residents walking on the carriageway of an unlit road. There is an alternative stop situated on Water Lane at a distance of approximately 160m to the south. This can be accessed via the proposed footway provision and would represent a suitable alternative. It is recommended that this is promoted as the local stop in any information packs supplied to residents. The stops serve the number 9 route which provides an hourly service to Shoreham, Angmering Railway Station and Worthing. The 700 route can be accessed from Angmering Railway Station as part of an onward bus journey.

Access and Safety

It is proposed that the existing access onto Dappers Lane will be reused with the addition of footway extending south. Visibility splays of 2.4m x 43m, commensurate with Manual for Streets guidance have been demonstrated at the point of access.

A Road Safety Audit has been undertaken which identifies one problem relating to a bank on the north side of the access that could compromise visibility splays; the recommendation is to ensure that suitable visibility can be achieved. The Applicant has undertaken a topographical survey to ensure adequate visibility can be achieved; vegetation adjacent to the site access will need to be cut back or removed as a result. It is recommended that the visibility splays are secured via planning condition.

Parking

The car parking for the residential dwelling aspect of the proposal has been assessed against the WSCC Parking Demand Calculator. A demand for up to 35 spaces has been derived and a provision of 33 spaces proposed. It should be noted that the demand calculations have been based on standard market housing and that the car ownerships level for age restricted properties is lower. The provision is considered acceptable to meet the demand generated by the proposed development.

A provision of 19 spaces has been allocated to the care home; the WSCC Parking Standards indicate a maximum allowance of 0.5 spaces per unit plus staff space. No evidence has been provided to indicate whether the provision will be adequate to serve the needs of the development. Given the access road to the care home is not required to manoeuvre a refuse or large vehicle it is unlikely that this would have an impact on access, however, an under provision could lead to on-carriageway parking within the internal layout. Further consideration should be given to the parking requirement for this element of the development through any subsequent reserved matters application relating to the layout with either evidence to support the provision or additional car parking provision.

Conditions

Access

No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Visibility

No development shall commence until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Dappers Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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.

Informatives

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) 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.

S106 Obligations

A scheme of highway works to provide a 2.0m wide footway extending the sites junction with Dappers Lane to the junction of Dappers Lane/Water Lane, including the provision of a dropped kerb uncontrolled crossing, as shown indicatively in drawing 'Proposed Site Plan: 5'

Dominic Smith
Strategic Planning

----- Forwarded by Katie Kurek/SU/WSCC on 27/11/2013 16:28 -----

<planning.responses@arun.gov.uk>

25/11/2013 12:23

cc

Subject Planning Consultation on: A/134/13/

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

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: **A/134/13/**

Registered: 25th November 2013

Site Address: Land at Broadlees Dappers Lane Angmering West Sussex BN16 4EN

Grid Reference: 7300 4680

Description of Works: Outline application for demolition of Broadlees and erection of up to 27 x 2 bed age restricted cottages, a 60 bed care home, laundry room, managers cottage and guest suite, and a core care block comprising up to 60 nursing beds with associated car parking - This is a Departure from the Development Plan

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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 26-DEC-13.

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 Mrs J Grieves who can be contacted on telephone number 01903 737711 x 37448.

Regards
Planning Officer

consultee_email

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