

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC - Highways Authority
DATE:	9 October 2020
LOCATION:	Land South of Water Lane Angmering
SUBJECT:	A/157/20/DOC Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition Nos 9 - noise mitigation, 11 - highways, 12 - refuse & recycling bins and 21 - Construction Management Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Comments are made in respects of those conditions relevant to WSCC in it's role as Local Highway Authority.

Condition 11 - Layout

Given the layout of the site is presently under consideration via a separate reserved matters application and in light of WSCC Highways making comments on this, no further comments would be offered in respects of this condition at the present time. The condition also refers to construction details. The applicant should note that should the on-site roads be offered for adoption, the construction of those adoptable roads would be separately considered by WSCC as part of any s38 agreement under the Highways Act 1980. Any comments made regarding construction details made by WSCC as part of this condition should not be taken as WSCC granting approval as being suitable for adoption.

Condition 21 - Construction Management Plan

It's accepted that a temporary access would be required onto High Street to facilitate access to build the permanent access from Water Lane. The CMP implies that the High Street access would also facilitate the construction of a haul road (presumably for the purpose of accessing the permanent access location) as well as other on-site drainage infrastructure. The CMP doesn't acknowledge that the High Street has a narrow carriageway width and no facilities for pedestrians. The use of this route should therefore be minimised to only those activities absolutely necessary to enable the construction of the permanent access to the north. The applicant should review this aspect of the CMP and confirm exactly what activities are to be served via the temporary access and demonstrate that these cannot be accessed via the permanent access to the north.

Related to the above, no estimates are given in terms of how long the temporary access would be required for and more importantly the estimated number of vehicle movements that may be expected to use this. With respects to the vehicle movements, it's recognised that this figure may vary. The construction of the haul route for example would be expected to generate a high number of HGV movements. As such, vehicle movements associated with each phase of activity served via the temporary access should be present.

Again, relating to the temporary access further measures are required to safe guard non-motorised road users that may also be using the High Street. These must be specified in the CMP.

A wider traffic routing plan must also be provided; HGVs should not access the temporary access or for that matter the permanent access via Angmering village. A pre-condition survey must also be undertaken of all construction routes to be used by construction traffic not just High Street as the CMP indicates. This ideally should be completed with a member of WSCC Highways present. The applicant would be responsible for meeting the cost of any repairs associated with the increase of HGV traffic resulting from the construction of the development.

Condition 21 should not be discharged at the current time.

Ian Gledhill
West Sussex County Council – Planning Services