

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey/Juan Baeza
FROM:	Highways, WSCC
DATE:	07/01/2019
LOCATION:	Merry England Nursery, Dappers Lane, Angmering, West Sussex, BN16 4EN
SUBJECT:	A/168/18/RES Application for approval of reserved matters following Outline Planning Permission A/142/16/OUT for the demolition of existing buildings & erection of 17 no. dwellings, refurbishment of 1no 3bed dwelling & the provision of pedestrian footpath adjacent to Dappers Lane.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Background

The proposals are for the approval of Reserved Matters to the above application. WSCC in its role of Local Highway Authority (LHA) did not raise an objection to the Outline planning application A/142/16 in August 2016, consent was subsequently granted by the Local Planning Authority (LPA). As part of A/142/16 the access strategy and trip generation was agreed with the LHA. The Transport Statement (TS) included a Stage 1 Road Safety Audit (RSA) and Trip Rate Information Computer System (TRICS) data. For detailed comments on this application please refer to our previous comments. For the purpose of this application permission is sought for the approval of Appearance, Landscaping and Layout. The LHA will assess the Layout as part of this consultation response. The proposals are supported by a revised TS dated December 2018.

Layout and Parking

The total on-site car parking provision has been designed in accordance with the WSCC Parking Demand Calculator (PDC) which has indicated that a provision of 47 spaces should be applied. It is proposed that a total of 53 parking spaces will be provided on site for residents and visitors. The LHA are satisfied with the proposed parking allocation of 53 spaces and consider this number sufficient for the proposal in this location. Within the TS it is stated that Swept Path Diagrams are provided within Appendix B of the TS. These should be provided to the LHA for assessment. Finally there has not been confirmation if the applicant seeks to offer up the internal estate road for adoption under a Section 38 Agreement.

Conclusion

The LHA are satisfied with the proposed parking allocation of 53 spaces. There is however a request for confirmation of the Swept Path Diagrams and if the internal roads are to be adopted under a Section 38 Agreement.

Jamie Brown

West Sussex County Council – Planning Services

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 08 January 2019 09:34
To: Planning Scanning
Subject: FW: A/168/18/RES - Merry England Nursery, Dappers Lane
Attachments: A16818.docx

From: Jamie Brown [mailto:jamie.brown@westsussex.gov.uk]
Sent: 07 January 2019 15:43
To: Stuart Corbey
Cc: Juan Baeza; Planning.Responses
Subject: **Warning Active Content** RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Stuart,

Thanks for getting the TS sent through. We do require further clarification on a couple of point. Please find attached my response to the above application, CC'd Juan in as requested.

Best,

Jamie

[Jamie Brown](#) MCIHT| Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT
Internal: 25719 External: 033022 25719
E-mail: jamie.brown@westsussex.gov.uk

From: Stuart Corbey [mailto:Stuart.Corbey@arun.gov.uk]
Sent: 07 January 2019 10:53
To: 'Alex Bateman'
Cc: Julie Grieves; Jamie Brown
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Good morning Alex,

Thanks for the further info this shall be updated.

An issue has cropped up when trying to access your submitted transport plan.

Please can you forward your master document again as an attachment in addition to a hard copy in the post. This will assist us with getting a copy on the public drive and out to Highways for their comments.

I am on extended leave from 8th Jan to 4th Feb 2019 so in my absence any further amendments or additional information shall be directed to Juan Baeza Juan.Baeza@arun.gov.uk

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Alex Bateman [mailto:abateman@shw.co.uk]
Sent: 07 January 2019 08:43
To: Stuart Corbey
Subject: A/168/18/RES

Stuart,

Apologies, but I believe that I sent you the incorrect version of House Type 1 - although the changes were internal only.

SHW **Alex Bateman** BA (Hons) MSc MRTPI
Director of Planning
for and on behalf of Stiles Harold Williams Partnership LLP
e: abateman@shw.co.uk | t: 01273 876265 | m: 07711 132009

FOCUS

2019 Q1 SHW RESEARCH JUST LAUNCHED

To see your copy, please contact Head of Agency:
Tim Hardwicke - Partner
01293 441305 | 07989 420989 | thardwicke@shw.co.uk

Brighton Office

One Jubilee Street, Brighton, East Sussex BN1 1GE
t: 01273 876200

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