

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Michael Eastham
FROM:	WSCC - Highways Authority
DATE:	26 November 2020
LOCATION:	Land South of Water Lane Angmering
SUBJECT:	A/179/20/RES Approval of reserved matters (appearance, layout & scale of access only) following A/99/17/OUT for a culvert & associated access over the Black Ditch providing access to the approved development. This application may affect the setting of a listed building & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

There are no in principle highways and transport related issues with the proposed culvert when viewed against current planning policy. This is understood to be replacing the previously proposed bridge with the location remaining unchanged.

The applicant should note that if it is intended for the structure to be adopted as part of the public highway, it will need to be subject to an Approval in Principle. The AIP will be based on the requirements included within the Design Manual for Roads and Bridges. Through this, all aspects of the culvert design will be assessed. Some aspects of the design as submitted may need to be altered as a consequence of the AIP. The comments made by WSCC Highways in relation to this development would not constitute any acceptance to any future AIP.

Notwithstanding the above, it's noted that the footway and cycleway crossing the culvert are on the opposite sides of the carriageway compared with the layout presented as part of the permitted outline application. This isn't an issue with the current layouts being consistent with the reserved matters application running currently for the remainder of the on-site layout. The outline application did however indicate a crossing over Water Lane connecting into another foot/cycle way running to the north and east. It would be beneficial for the Water Lane crossing and onward connections to be indicated on the plans even if these are to be provided as part of a different phase of the development.

Ian Gledhill
West Sussex County Council – Planning Services