

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                        |                                                                                                                                                                                                             |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                             | Arun District Council<br>FAO: David Easton                                                                                                                                                                  |
| <b>FROM:</b>                           | Stephen Gee WSCC - Highways Authority                                                                                                                                                                       |
| <b>DATE:</b>                           | 28 January 2022                                                                                                                                                                                             |
| <b>LOCATION:</b>                       | Land North of Water Lane<br>Angmering                                                                                                                                                                       |
| <b>SUBJECT:</b>                        | A/256/21/RES<br><br>Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space. |
| <b>DATE OF SITE VISIT:</b>             | n/a                                                                                                                                                                                                         |
| <b>RECOMMENDATION:</b>                 | More Information                                                                                                                                                                                            |
| <b><u>S106</u> CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                         |

The application is for the approval of reserved matters at Land North of Water Lane, Angmering relating the residential element of development.

### Stage 1 Road Safety Audit

A stage 1 road safety audit is required for the internal network of the development that a bus would route through.

### Dappers Lane Bus Gate

It is noted that a number of representations raise concerns with the Dappers Lane bus gate and use of ANPR to enforce. The use of ANPR is WSCC preferred method of enforcement for bus gates as detailed in the link decision.

<https://westsussex.moderngov.co.uk/ieDecisionDetails.aspx?Id=1122>

The responsibility of enforcing the bus gate would be with WSCC and through its back office partners and would not require police resource for enforcement. Appropriate signage details would be incorporated at detailed design and the applicant has been provided with the WSCC guidance note

[https://www.westsussex.gov.uk/media/14620/bus\\_gate\\_enforcement\\_dev\\_pack.pdf](https://www.westsussex.gov.uk/media/14620/bus_gate_enforcement_dev_pack.pdf)

As the width of the bus gate does not allow 2 buses to pass, forward visibility/details of directional priority should be provided.

### Pedestrian / Cycle Routes

Details should be provided as to how the main arterial ped/cycle route crosses the spine road of the development and include consideration of LTN 1/20 in developing the approach.

Link between main site access and Dappers Lane parcel, Given the potential pedestrian flows along the link either a footpath between the link and the crossing to land south of water lane should be provided or surface enhancements along the shared space should be provided to guide future users through the development.

Details should be provided as to any measures to restrict vehicular traffic from entering any ped / cycle connections.

### Parking

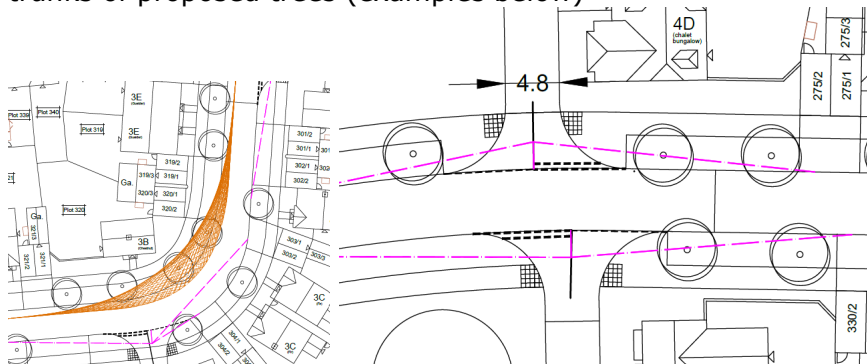
Parking levels are to be secured via conditions 17 of the outline application. It would be beneficial for the number of parking spaces to be provided.

The table in section 4.12 of the DAS indicates 20% of spaces will have EV charging capabilities. It should be noted that the Arun parking standards require 100% of Houses with a driveway or garage should be provided with EV charging.

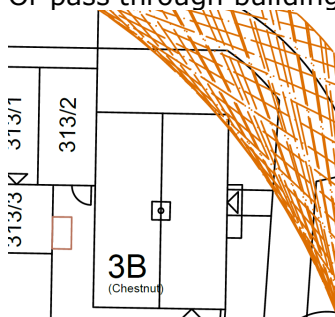
### Layout

#### Forward Visibility

It is noted that a number of forward visibility splays and visibility splays run through the trunks of proposed trees (examples below)



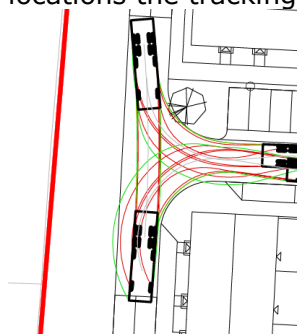
Or pass through buildings



It is recommended that all visibility splays provided are checked by the applicant to ensure they do not pass-through buildings or are significantly impacted by the proposed planting.

#### Vehicle Tracking

The refuse vehicle tracking should be rechecked by the applicant, in a number of locations the tracking over runs residential and visitor parking spaces.



#### Fire Tender,

The applicant should indicate if any of the other routes through the green corridor are suitable for Fire Tenders.

#### Conclusion

Additional Information as identified above is requested to assess the application.

**Stephen Gee**  
**West Sussex County Council – Planning Services**