

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	13 June 2022
LOCATION:	Land North of Water Lane Angmering
SUBJECT:	A/256/21/RES 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. An amendment received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

WSCC has been in dialogue with the applicant's transport consultants and a package of drawings included within the attached pdf has been reviewed. It is understood that these have been submitted to the LPA but are not yet available on the planning portal.

Stage 1 RSA

A stage 1 RSA has been undertaken on the proposed bus route through the site and all issues have been addressed. The bus gate is to be enforced via ANPR and controlled via a set of signals within the development to provide priority to inbound buses.

Pedestrian / Cycle Routes

Spine road.

Raised crossings with cyclist priority are to be provided in line with guidance contained within LTN1/20.

Water Lane.

A 3m wide shared use provision is to be provided adjacent to Water Lane removing the circuitous route from the main parcel of development and the Land South of Water Lane development.

Preventing vehicular access.

Bollards are to be incorporated into the transition between cycleways and carriageways to restrict vehicular traffic.

Layout

Amendments have been incorporated into the revised plans that ensure visibility splays are not significantly affected by proposed planting or travel through front gardens of properties. It is noted that Plot 480 includes the text: *Plot boundary to be moved outside of the visibility splay. Alternatively, a restrictive covenant will be required on planting height within the garden.*

Vehicle Tracking

Vehicle tracking for refuse vehicles, fire tenders and buses has been provided and following some amendments to kerb lines and introduction of carriageway narrowing on the north eastern loop is now acceptable.

The PROW has been widened through the central green belt to provide an alternative emergency access should the main spine road be obstructed.

Conclusion

No objection is raised to the reserve matters application subject to the following conditions:

Provision of a phasing plan to ensure on site connectivity is achieved.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

INFORMATIVES

Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Stephen Gee

West Sussex County Council – Planning Services

Document/Drawing Issue Sheet

Motion Design Services
84 North Street
Guildford
Surrey
GU1 4AU



Client: Cala Homes
Project: Land North of Water Lane, Angmering
Project Ref: 1caang 2003033
Sheet: 1

Drawing Title	Drg Number	Day Month Year Scale	Date of issue / Revision											
			26 11 2021	30 11 2021	16 2 2022	25 3 2022	4 5 2022	17 5 2022	27 5 2022	8 6 2022				
General Arrangement 1 of 3	2003033-0100-01	1:500	A	B	C	D	E	F	G	H				
General Arrangement 2 of 3	2003033-0100-02	1:500	A	B	C	D	E	F	G	H				
General Arrangement 3 of 3	2003033-0100-03	1:500	A	B	C		D	E	F	F				
Proposed Levels 1 of 3	2003033-0310-01	1:500	A	B			C	D						
Proposed Levels 2 of 3	2003033-0310-02	1:500	A	B			C	D						
Proposed Levels 3 of 3	2003033-0310-03	1:500	A	B			C	D						
Longitudinal Sections 1 of 5	2003033-0320-01	1:500	A	B				B						
Longitudinal Sections 2 of 5	2003033-0320-02	1:500	A	B			C	C						
Longitudinal Sections 3 of 5	2003033-0320-03	1:500	A	B				B						
Longitudinal Sections 4 of 5	2003033-0320-04	1:500	A	B				B						
Longitudinal Sections 5 of 5	2003033-0320-05	1:500	A	B				B						
Swept Path Analysis - Refuse Vehicle 1 of 2	2003033-TK-01-01	1:500	A	B	C	E	E	F	G	H				
Swept Path Analysis - Refuse Vehicle 2 of 2	2003033-TK-01-02	1:500	A	B	C	D	E	F	G	H				
Swept Path Analysis - Fire Tender 1 of 2	2003033-TK-02-01	1:500	A	B			C	D	E	F				
Swept Path Analysis - Fire Tender 2 of 2	2003033-TK-02-02	1:500	A	B			C	D	E	F				
Swept Path Analysis - Vehicle Passing 1 of 2	2003033-TK-03-01	1:500	A	B		C	D	E	F	G				
Swept Path Analysis - Vehicle Passing 2 of 2	2003033-TK-03-02	1:500	A	B			C	D	E	F				
Swept Path Analysis - Vehicle Passing Alternate 1 of 2	2003033-TK-04-01	1:500	A	B		C	D	E	F	G				
Swept Path Analysis - Vehicle Passing Alternate 2 of 2	2003033-TK-04-02	1:500	A	B			C	D	E	F				
Swept Path Analysis - Bus Route 1 of 1	2003033-TK-05-01	1:500	A	B			C	D	E	F				
Swept Path Analysis - Bus Route Passing 1 of 1	2003033-TK-06-01	1:500							A	B				

Issued To (Name / Organisation)	Number of copies													
Rydon Homes Ltd / Gleeson Land	1	1	1	1	1	1								
Cala Homes						1	1							
OSP						1	1							
WSCC						1	1	1	1					
Lukenbeck						1	1	1	1					
CEP						1	1	1						
Huskisson Brown						1	1							
Issue Purpose	D	P	P	P	P	P	P	P	P					
(D=Draft P=Planning A = Approval T = Tender C = Construction B = As-built)														
Format	E	E	E	E	E	E	E	E	E					
(HC = Hard copy E = Electronic/Email/USB/Disc)														