

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	26 March 2021
LOCATION:	Land west of Brook Lane and South of A259 Angmering BN16 3JL
SUBJECT:	A/26/21/RES Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

Access

Vehicular access from the A259 already benefits from reserve matter approval under planning application ref: A/83/18/RES.

Ped/Cycle access

The existing footway will continue through the site. Details should be provided as to how rights for cyclists would be achieved and provision considered in line with LTN 1/20. I have contacted the WSCC PRoW and asked them to make any comments on the PRoW.

Internal roads

5m road widths are to be provided and end in turning heads to allow large vehicles to turn around however no tracking details have been provided.

Parking

The D&A statement details parking and cycle parking is to be provided in line with the Arun DC parking standards 2020. Whilst a condition is attached to the outline application it would be beneficial to provide the numbers at this stage to confirm acceptance and avoid any re designing the scheme which may effect the layout.

Conclusion

Further information is requested:

Details on cycle rights;

Vehicle tracking for refuse vehicle and fire tender;

Vehicle parking numbers to be provided.

Stephen Gee
West Sussex County Council – Planning Services