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From: Alex Cole [REDACTED]
Sent: 02 September 2021 13:00
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: FW: Response To Application Number A/26/21/RES at Land west of Brook Lane and South of A259 Angmering BN16 3JL

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Hi Anita,

We write in relation to application A/26/21/RES.

Cyclists/PROW

Please see attached plan provided by Mayer Brown that illustrates the permissive path for cyclists and pedestrians through the site.

As you will see there is a short section where the footpath narrows to 2.0m which would not be suitable for cycling, however cyclists could use the road at this point if suitable signage is provided. The Cycle Infrastructure Design Guidance (LTN 1/20) notes that for paths with less than 300 cyclists and 300 pedestrians per hour, a 3.0m shared footway/cycleway is acceptable. And that *"Where motor traffic flows are light and speeds are low, cyclists are likely to be able to cycle on-carriageway in mixed traffic"*.

On the basis of the above we consider the proposals meet the requirements set out on the LTN 1/20 guidance. If helpful further information could be required during the detailed design of the project.

Drainage

In addition, we note that further comments from Arun's drainage engineers have been uploaded to Arun's website. We have reviewed your Committee Report and recognise you have addressed their response within the following section:

(E) Surface Water Drainage

ALP Policy W DM3 states development must identify opportunities to incorporate a range of Su Urban Drainage Systems (SUDS) as appropriate to the size of development.

Whilst Engineers do not object, it is clear that the layout may not facilitate adequate surface drainage. As drainage is not a reserved matter (it is to be agreed by a separate condition 7), if it is clear at a later stage that the drainage conditions cannot be agreed due to not providing sufficient space then a new Reserved Matters application will need to be submitted to account for the necessary drainage features. This reserved matters application can be decided without support of drainage engineers and it is not necessary to demonstrate compliance with DM3 at this time.

We trust this matter is resolved, however please let us know if you have any additional queries.

Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 31 August 2021 15:31

To: Alex Cole [REDACTED]

Subject: FW: FW: Response To Application Number A/26/21/RES at Land west of Brook Lane and South of A259 Angmering BN16 3JL

Dear Alex,

I have spoken to County Highways today. You need to demonstrate that there is sufficient width for the pedestrian right of way to facilitate permissive use by cyclists. This would need to be indicated on a plan with appropriate wording/detailing to show that the path is of sufficient width and could facilitate use by cyclists to one side without endangering/conflicting with pedestrian use.

Regards

Anita Gardner

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Alex Cole [REDACTED]

Sent: 26 August 2021 16:57

To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: FW: Response To Application Number A/26/21/RES at Land west of Brook Lane and South of A259 Angmering BN16 3JL

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Hi Anita,

Thanks for sharing the response from Highways. We have reviewed and write to share:

- Parking Types Plan (050 P01) – showing the location of visitor parking based on the schedule of parking previously submitted

- Technical note dated August 2021 prepared by Mayer Brown – confirming details on cyclist provision in the western area of the site

We'd be grateful if you could share the attached with Highways for comment. Hopefully we'll be able to close matters out, however if there are any additional queries we're sure Oliver Neaves (copied in) would be happy to help.

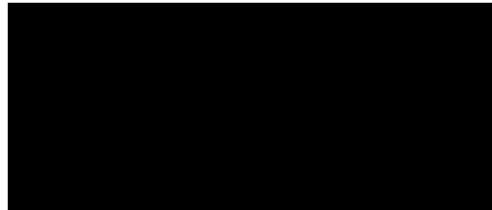
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 25 August 2021 10:16

To: Alex Cole [REDACTED]

Subject: FW: Response To Application Number A/26/21/RES at Land west of Brook Lane and South of A259 Angmering BN16 3JL [Filed 25 Aug 2021 10:22]

Dear Alex,

Please see the attached consultation response from County Highways. Please can you let me have details to address these comments by the end of this week at the latest.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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Sent: 25 August 2021 09:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: Response To Application Number A/26/21/RES at Land west of Brook Lane and South of A259 Angmering BN16 3JL

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Please could the attached response be distributed to the relevant case officer.

Regards

Stephen Gee

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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