

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Katie Sharp
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	12 May 2022
LOCATION:	Land off Arundel Road Angmering
SUBJECT:	A/270/21/OUT Amendments received on 11th April 'Hybrid application comprising: a) Demolition of existing buildings; b) Full planning application for the development of 160 No. dwellings with open space, landscaping and sustainable drainage systems (SuDS), and two vehicular access points from Arundel Road; c) Outline application with all matters reserved except for up to 1,393 square metres of Class E floor-space with associated parking provision and 2.1 hectares of sports pitch land.' This site is a Departure from the Development Plan Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan and affects the setting of listed buildings.
DATE OF SITE VISIT:	27/4/2022
RECOMMENDATION:	More Information
<u>S106</u> CONTRIBUTION TOTAL:	TBC

The application is for the construction of 160 dwellings (in full) and outline application (except for access) for up to 1,393sqm of Class E floorspace at Land of Arundel Road, Angmering.

The site currently benefits from an outline permission ref A/122/19/OUT and varied by A/207/21/PL for a very similar development. A reserve matters application ref A/48/22 is also currently pending on the application and a number of DOC applications have been submitted.

Where items were agreed within the previous application and nothing differs within this application the relevant details are stated as accepted rather than providing the reasons why.

Access

Two vehicular access would be provided onto Arundel Road as approved within the previous application.

The northern access would serve the residential element and southern the commercial (an upgrade of the existing access) as per my comments on the RM and replicated below routes internal of the development should be made for pedestrians and cyclists to utilise.

Sustainable Transport

A signalised crossing of Arundel Road south of the development in the vicinity of the school is proposed as per the previous application.

The policy section does not reference the WSCC walking and cycling strategy https://www.westsussex.gov.uk/media/9584/walking_cycling_strategy.pdf. No details are provided within the TA as to how the development would support the provision of cycle routes including scheme id 38 between Angmering and Arundel. The approved planning application is to provide a S106 contribution of £550,000 towards the implementation of a cycle route between the A27 Hammerpot junction and Angmering village centre.

No details are provided on the suitability of pedestrian routes to the key facilities.

Trip Generation/Junction Modelling

The development is anticipated to generate the same level of trips as the previous application and as such the impact of the development has been previously assessed on the local road network subject to the provision of a contribution of £576,000 to be utilised towards either the A280/A27/Long Furlong Junction or A259 improvement scheme.

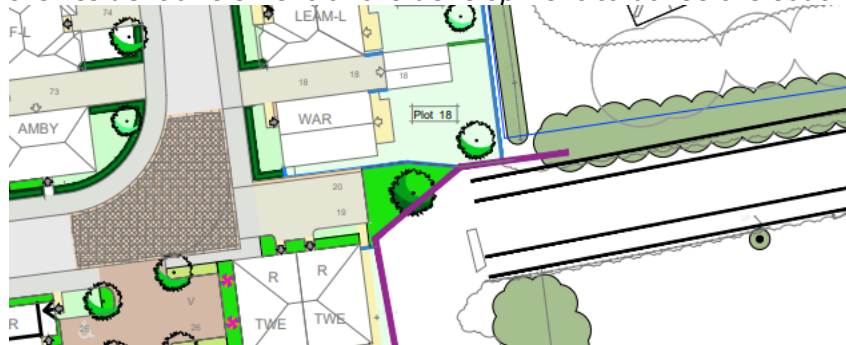
Internal Layout

The following comments offered on the RM planning application ref: A/48/22 are also made on this application and replicated below.

Layout

No vehicular access is possible between the northern and southern accesses internal of the site. The scheme may benefit from an emergency access link should either become blocked.

No details are shown as to how a pedestrian and cycle connection could be made to allow the residential element of the development to utilise the southern access



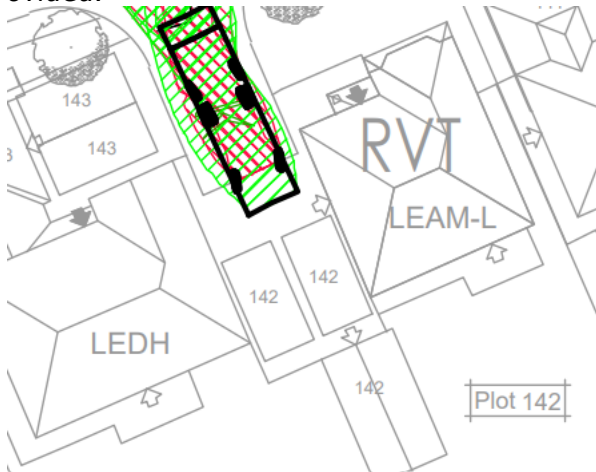
No crossing point to be provided to allow north/south movement close to the northern access.



At the outline stage indicative plans showed a ped cycle route to the north of the POS, in the RM application the only a grass link is provided. Further information should be provided onto any further connections into the POS or proposed future footway/cycleway provision within the POS.

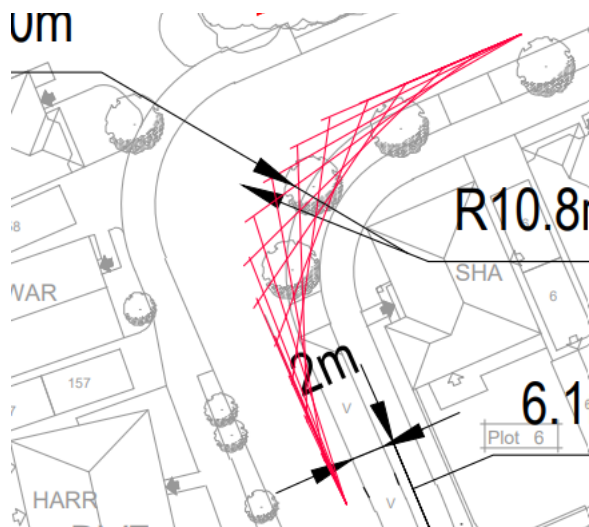
Vehicle Tracking

Tracking has been provided for a fire tender and refuse vehicle and are acceptable. It is noted that in some areas the tracking would extend off the carriageway on to what maybe a residential curtilage. This boundary should be checked and ensured a suitable surfacing is provided.



Visibility

In a number of locations the forward visibility around the bend would be obstructed by the proposed tree planting. Further details on the type of trees proposed and impact on visibility should be provided.



Parking

A total of 464 parking spaces are to be provided, comprising 239 on plot allocated, 98 off plot allocated, 92 garages and 35 visitor spaces. As per the Arun parking standards garages would count as 0.5 spaces and as such the total number would be 418.

Utilising the Arun Parking standards would give a requirement of 389 spaces + 32 visitor spaces (421 spaces) and as such the provision is acceptable.

Cycle parking would be provided in rear gardens and within garages.

No details have been provided on Electric Vehicle Parking however are secured by condition on the outline application.

Conclusion

Further information/amendments are requested upon:

- Consideration of WSCC walking and cycling strategy and offsite improvements
- Suitability of pedestrian routes to key facilities
- Layout
- Vehicle Tracking
- Forward visibility

Stephen Gee
West Sussex County Council – Planning Services