

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	12 March 2019
LOCATION:	Quiet Waters Roundstone Lane Angmering BN16 4AX
SUBJECT:	A/28/19/PL Variation of condition 1 imposed under A/81/18/RES relating to approved plans for site layout plan, apartment block floor plans, elevations & roof plans & materials layout.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

Comments

Condition 1 relates to the approved plans for appearance, landscaping, layout and scale. The proposal seeks permission to a number of changes to the scheme, these and the Local Highway Authority's (LHA's) comments are summarised as follows:

- Kerb realigned-The kerb has been re-aligned on the access road between Plots 19 and 6. The LHA have reviewed the drawing provided in support of this application and are satisfied with the re-aligned footway.
- Footpath Along Frontage-It is indicated that an area of footpath has been included however from an inspection of the plans no official dimensions of the proposed footway have been provided. This should be constructed in line with Manual for Streets (MfS) parameters with a minimum footway width of 1.5 metres. Some additional clarity on this point in form of a revised plan should be provided at the Stage 2 Detailed Design stage of the application. The Stage 1 Road Safety (RSA) would have considered the footway as part of the Audit.
- Turning Area for Plot 12-the road has been extended by 500 mm this will allow additional space for a vehicle turning.

Conclusion

The LHA would not raise any concerns with the proposed amendments.

Jamie Brown
West Sussex County Council – Planning Services