



From: Stephen Gee [REDACTED]
Sent: 05 April 2018 15:20
To: Anita Gardner
Cc: Planning.Responses
Subject: **Warning Active Content** A/36/18/OUT Land Off, Arundel Road, Angmering

Anita,
Please find attached comments on planning application ref A/36/18/OUT

Regards

Stephen

Stephen Gee|Consultant (Senior Planner) County Highways (Development Management),
Planning Services, [West Sussex County Council](#) | Location: Ground Floor, Northleigh, County
Hall, Chichester, PO19 1RH | [REDACTED]
[REDACTED]

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Stephen Gee Highways, WSCC
DATE:	05/04/18
LOCATION:	Land Off, Arundel Road, Angmering, BN16 4ET
SUBJECT:	A/36/18/OUT Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☒ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The application is for upto 200 dwellings at Land off Arundel Road, Angmering. The site compromises the former Angmering Auto Services and recycled parts centre and undeveloped land.

Free Written Advice was provided to the applicant on the applicability of the site access junction raising a number of queries. No further information was provided to or commented upon by the Highway Authority.

Access

Access is to be taken from Arundel Road via a new priority controlled junction. The applicant proposes the installation of a 3m right hand turn lane. A second priority access is also proposed to the sites southernmost boundary with Arundel Road.

Transport Assessment Review

A review of the Transport Assessment provided has highlighted a number of fundamental flaws that should be addressed:

The Scope hasn't been agreed

- Future Year scenarios.
- Committed Development.
- Junction Assessment (e.g Roundstone Lane would have an additional 60AM and 62PM trips and A280/A27 junctions would have 33PM peak movements)
- Trip Rates (use of edge of town centre and Scottish sites questioned)
- Trip Distribution (The TA states that it has been copied from app ref A/22/12 which appears to be an application for a single dwelling at FallowDown North

Drive, Angmering). No further evidence supporting the distribution has been provided.

Issues with modelling

- No inclusion of U turning vehicles in modelling at A259 junctions.
- The measurements included within the modelling of junctions are not agreed, should the applicants consultant wish to agree those proposed then marked drawings will be required.
- Approach to modelling Arundel Road/Station Road/Water Lane junction.
- The peak period as presented in the TA are 7:45 to 8:45 and 16:45 to 17:45. The modelling peak hours shown are 8:00 to 9:00 and 17:00 to 18:00.

Development Impact

- The applicant has only presented queues and RFC within the main text, from a brief examination of the modelling outputs delays are exacerbated by the development proposals which would result in severe impact.
- No improvement works are proposed to mitigate the impacts of the development.
- No reference to committed works at A259 or proposed works at Water Lane A280.

Access

- No speed surveys to confirm visibility requirements at the southern access.
- No Safety Audit on the southern access.
- Designers Response/comments for northern access not signed
- No exception report has been provided in relation Safety Audit 'Problem 2'.

Other

- It does not appear that the impact on Highways England network has been undertaken.
- Incorrect Road Names and flow diagrams.

The list of issues raise above is not exhaustive. It is suggested that if further work is undertaken then the scope of it is agreed with WSCC.

Conclusion

In conclusion an objection is raised to the proposals as:

- Insufficient information has been provided to enable an assessment of the ability of the highway network to accommodate the development without adding to the hazards of highway users to an unacceptable degree
- Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access, visibility splays, and would not therefore give rise to increased hazards to highway users.

Stephen Gee

West Sussex County Council – Planning Services