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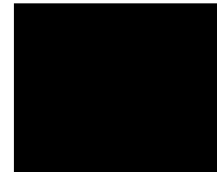
11 Tungsten Building

George Street

Fishersgate

Sussex

BN41 1RA



Transport Note

Proposed development at

**Manor Nursery, Angmering
West Sussex**

On behalf of

Roffey Homes Ltd

March 2018

Document History and Status

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1 Description

- 1.1 The Transport Assessment, Road Safety Audit Report and Designer's Response submitted as part of the Outline Planning Application have been referred within this Note.

2 Site Location

- 2.1 The site is located along High Street, Angmering, West Sussex BN16 4AW and constitutes a brownfield site that was occupied by a large glasshouse and nursery building, all of which have now been demolished.
- 2.2 The site extends to 1.15ha and is located at the far eastern end of the High Street adjacent the A280. The site is bounded by a residential dwelling to the west, a public car park and bridleway that extends from the eastern end of High Street towards the north, the A280 to the east and new residential development to the south.
- 2.3 A Site Location Plan is attached in Appendix 1 at the rear of this Note.

3 Site Description

- 3.1 The site is a brownfield site that was previously occupied by a large glasshouse and nursery building now demolished. There is a large unmade surface car park on the western portion of the site.
- 3.2 Existing vehicular and pedestrian access to the site is available from High Street from the northeast corner of the site.
- 3.3 An existing Site Layout Plan is attached in Appendix 2 at the rear of this Note.

4 Existing Access

- 4.1 The High Street serving the existing garden centre site is 3.7m wide at the narrowest point (4.1m between the retaining wall and hedges). The Google Map extract below identifies the existing High Street access width based on topographical survey.



Existing High Street Google Map Extract with the existing access width dimensions based on Topographical Survey.

5 Proposed Development

- 5.1 The development proposal is for the construction of 32 residential dwellings of mixed development size together with associated open spaces and access.
- 5.2 The existing site access will be modified providing the kerb radii to allow large vehicle access into the site.
- 5.3 It is proposed that the existing High Street will be resurfaced providing a 3.4m wide access at the narrowest point as dictated by the approved site layout and footway requirements whilst taking into account the existing trees along the southern part of the High Street. This will provide a physical delineation between vehicles and pedestrians improving access into the site and road user safety. This approach was approved under Outline Planning Permission reference A/51/14/OUT.
- 5.4 The Transport Statement submitted and approved under Outline Planning Permission reference A/51/14/OUT confirms as stated in the Manual for Streets that the visibility splay of 25m required for 20mph roads is achievable to the west of the proposed site access.
- 5.5 The Proposed Site Layout and Access General Arrangement plans are attached in Appendix 3 at the rear of this Note.

6 Parking Requirements

- 6.1 West Sussex County Council (WSCC) has produced a Parking Demand Calculator to be used for residential development which together with West Sussex County Council Guidance for Parking in New Residential Developments September 2010 forms the adopted county parking standards.
- 6.2 The Parking Demand Calculator confirms a minimum of 93 car parking spaces comprising 86 spaces allocated for residents, 2 spaces unallocated for residents and 6 visitor spaces.
- 6.3 Cycle parking spaces will be provided in accordance with the minimum requirement.
- 6.4 The WSCC Car Parking Demand Calculator result is attached in Appendix 4 at the rear of this Note.

7 Highway Considerations

- 7.1 The proposed new development will be served from the High Street providing good access for refuse and fire vehicles.
- 7.2 Vehicle tracking for fire and refuse vehicle access has been undertaken and drawings 710 and 711 are located in Appendix 5 at the rear of this note.
- 7.3 Table 20 in Section 16 of Building Regulation Part B specifies the minimum requirement for the road width between kerbs as 3.7m allowing for a minimum width of 3.1m at gateways which is also achievable along the High Street access.
- 7.4 The High Street will be fully resurfaced and maintained within the area of the existing trees to provide a minimum of 3.7m height clearance for larger vehicles.
- 7.5 Visibility splays of 2.4m x 25m are achievable and based upon vehicle speed of 20mph which is in accordance with the Manual for Streets and further referenced within the TA.
- 7.6 The proposed highway access meets the requirements for vehicle and emergency service access in accordance with the guidance set out in Manual for Streets with no requirement for any alternative or secondary access.
- 7.7 The proposed new footway/cycleway link to the south will provide non motorised user connection to the development.
- 7.8 The incident data records confirmed no incidents were recorded within close proximity of the site over the past 5 years.

8 Conclusion

- 8.1 The site is located within an existing residential area and has access to a range of public transport links and local amenities.
- 8.2 The existing High Street has been used for refuse vehicles and fire appliances in the past to access the site. The proposed resurfacing works and new footway link will provide good access for other users and will serve this development without the requirement or provision of an additional emergency access.
- 8.3 The proposed new cycle footway link will provide additional access to the local amenities and public transport services for pedestrians and cyclists.
- 8.4 A total of 93 on site car parking spaces within the development are proposed.
- 8.5 36 cycle spaces are proposed for the development in accordance with the minimum standard set out in West Sussex County Council Parking Guidance document.

9 List of Appendices

- Appendix 1 Site Location Plan
- Appendix 2 Existing Site Layout
- Appendix 3 Proposed Site Plan and Access General Arrangement
- Appendix 4 WSCC Car Parking Demand Calculator Result
- Appendix 5 Fire and Refuse Vehicle Tracking