

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 April 2018 08:33
To: Planning Scanning
Subject: FW: A/38/18/RES Manor Nursery, High Street, Angmering,
Attachments: a3818.docx

Sent: 20 April 2018 15:33
To: Michael Eastham
Cc: Planning.Responses
Subject: **Warning Active Content** A/38/18/RES Manor Nursery, High Street, Angmering,

Michael,
Please find attached comment on reserved matters application ref A/38/18/RES

Regards

Stephen

Stephen Gee|Consultant (Senior Planner) County Highways (Development Management),
Planning Services, [West Sussex County Council](#) | Location: Ground Floor, Northleigh, County
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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee Highways, WSCC
DATE:	20/04/18
LOCATION:	Manor Nursery, High Street, Angmering, BN16 4AW
SUBJECT:	A/38/18/RES Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwellings with associated access, public open space & landscaping.
DATE OF SITE VISIT:	20/04/18
RECOMMENDATION:	☐ Advice ☐ Objection ☒ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The application is for the approval of reserved matters in relation to the development of 32 dwellings at Manor Nursery, High Street, Angmering.

No highway objections were raised to the original application A/51/14/OUT subject to a number of conditions and s106 contributions

The reserved matters application has provided information on the following Highways matters:

Car Parking

The applicant proposes the provision of 93 spaces consisting of 86 allocated for residents, 2 unallocated for residents and 6 visitor spaces. The applicant states this has been calculated using the WSCC parking demand calculator and the output is provided in appendix 4 of the Transport Note. However the appendix has not been provided.

(It should be noted the residential accommodation breakdown proposes 88 spaces, which are detailed as unallocated within the 'general notes')

Cycle Parking

The Transport Note states that 36 spaces will be provided in line with the minimum standards. Further Information should be provided to detail how the level has been calculated. The table below highlights the levels that would be expected to be provided, however the applicant may have subtracted any provision included within the garages being provided.

Dwelling Type	Size	Provision
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Houses	Up to 4 rooms (1 & 2 bed)	1 space
Houses	5+ rooms (3+ bed)	2 spaces

Source: https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf

Footway / Cycleway link to the south

The reserved matters application removes the southern access for emergency vehicles and seeks to provide a pedestrian/cycle link only. The applicant proposes a 2m wide shared use facility linking to the south of the site where it would tie in with an existing pedestrian footway. It is recommended that if this is also to include cyclist provision then it is widened to at least 2.5m. The plans would appear to show the proposed facility linking into the existing pedestrian only provision within the adjoining site and as such measures to enable cyclists to re-join the carriageway at this point should be provided.

It should be noted that the Proposed Site Layout -roof plan, Hard and Soft General Arrangement and the Design and Access Statement all show the link as pedestrian only.

Vehicle Tracking

Vehicle tracking for a fire tender and refuse vehicle have been provide are accepted.

Conclusion

Further Information is required to justify the level of parking and cycle parking provision.

The footway/cycleway should be amended to provide a minimum of a 2.5m wide provision and measures to enable cyclist to rejoin the carriageway provided at the southern extent.

Stephen Gee
West Sussex County Council – Planning Services