

[REDACTED]

From: Michael Eastham
Sent: 23 April 2018 09:33
To: 'Stephen Gee'
Cc: [REDACTED]
Subject: FW: A/38/18/RES Manor Nursery, High Street, Angmering,

Hi Stephen,

Please see a response from the applicant regarding the Appendix 4 parking calculation sheet that was submitted with the planning application.

Regards,

Michael

From: Sam Sykes [REDACTED]
Sent: 23 April 2018 09:26
To: Michael Eastham
Subject: RE: A/38/18/RES Manor Nursery, High Street, Angmering,

Hi Michael,

Part of the query relates to the Appendix 4 parking calculation sheet for the Transport Note that we submitted with the application. I couldn't see this on the Arun website but I may have missed it.

I attach this for your information. Please can you forward this on to WSCC.

I shall come back to you on the footway / cycle way.

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

3 Significant Planning Approvals in the South Downs National Park – click [here](#) to read more



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP
[REDACTED]
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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 23 April 2018 08:26
To: Sam Sykes
Subject: FW: A/38/18/RES Manor Nursery, High Street, Angmering,

Hi Sam,

Please find attached the consultation response from the Local Highway Authority requesting further information on A/38/18/RES.

Regards,

Michael

From: Stephen Gee [REDACTED]
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
Hall, Chichester, PO19 1RH | [REDACTED]
[REDACTED]

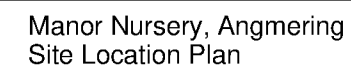
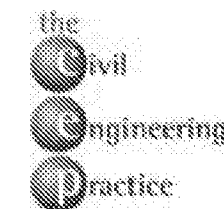
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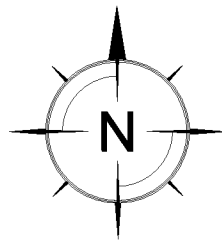
Appendix 1
Site Location Plan



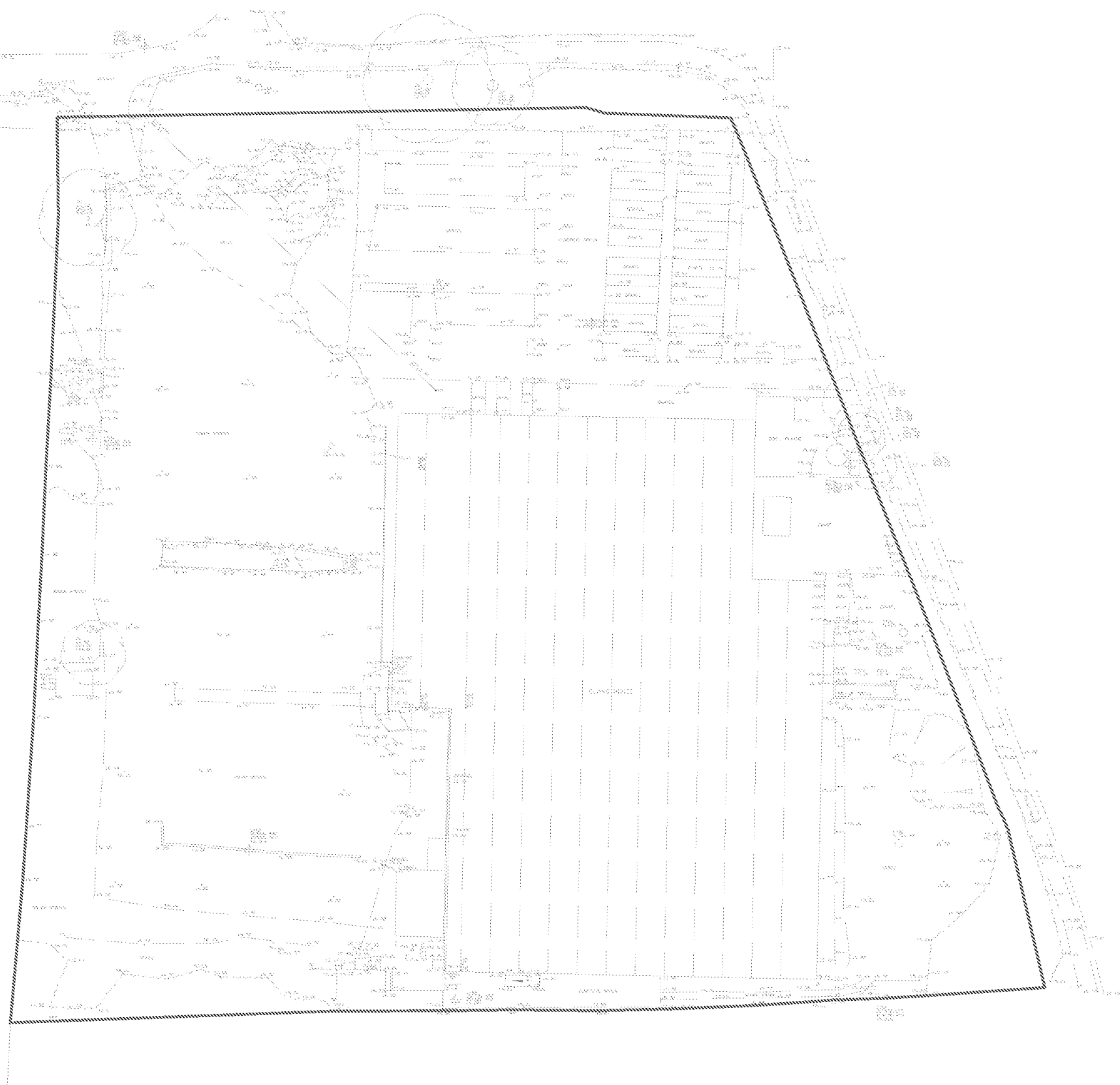
1:10000 @ A3

Appendix 2

Existing Site Layout

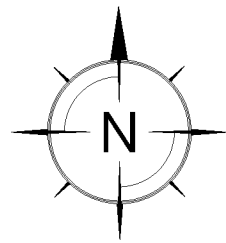


-10m 0 10m 20m 30m 40m
Scale 1:1000



TITLE		Existing Site Plan
SCALE	NTS @ A3	DRG. No. 2

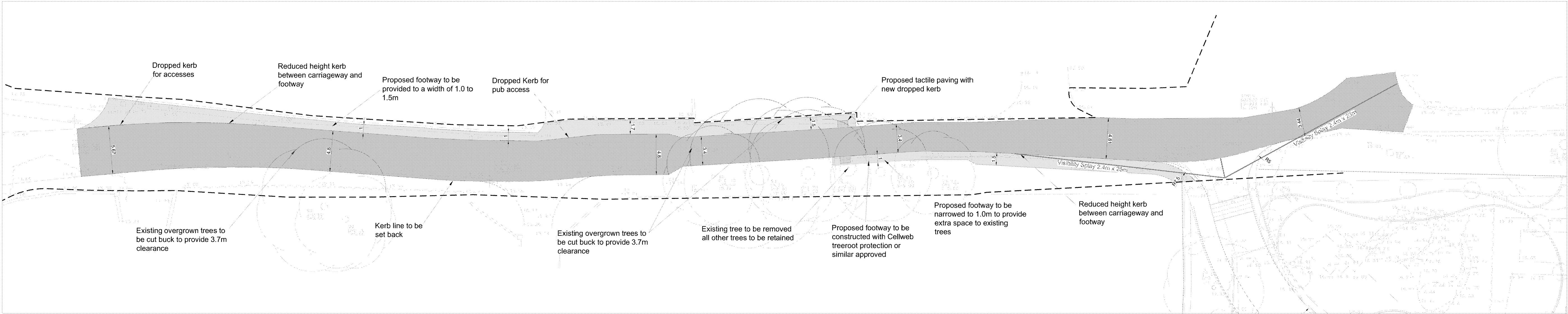
Appendix 3
Proposed Site Plan
and Access General Arrangement



-10m 0 10m 20m 30m 40m
Scale 1:1000



TITLE		Proposed Site Plan
SCALE	NTS @ A3	DRG. No. 3



KEY:				
	Visibility splay envelope			
	Foliage to be cut back			
	Existing High Street to be resurfaced			
	Proposed Footway Construction			
	Area outside of Highway Boundary			

REV	DATE	INT	DESCRIPTION	CHK
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Issue Status PRELIMINARY

11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA
Tel: 01273 424424
Fax:01273 424425
email: design@civil.co.uk

the
Civil
engineering
practice

CLIENT Roffey Homes

PROJECT Manor Nursery
Angmering

TITLE Site Access General Arrangement

DRAWN J Passmore	DATE Mar 2018	PROJECT NO. 22995
DESIGNED T Zajac	CHECKED SRM	DWG. NO. 920
SCALE 1:250 @ A1		

Appendix 4

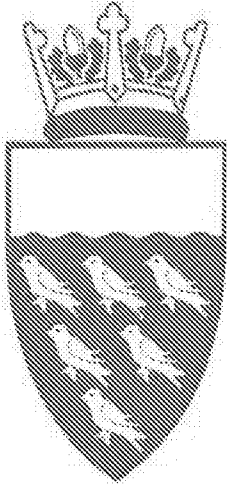
WSCC Car Parking Demand Calculator Results

WEST SUSSEX COUNTY COUNCIL - ANGMERING PARKING DEMAND TOOL

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.

Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward Finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.

Ward 1	Angmering
District	Arun
Ward 2	
District	
Ward 3	
District	
Ward Tempro Factor 2009-2026	1.095580
District Tempro Factor 2009-2026	1.067644



west
sussex
county
council

Ward Finder

Postcode	BN164AW	Ward	Angmering Ward
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Note:

No special provision need be made for visitors where at least half of the total parking provision as a development is unallocated. In other circumstances, it may be appropriate to allow for additional visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and nur Bedrooms is used this will need to be converted. A general guide for conversion is as follows but n some cases.

Houses	Flats
1 bed = 3 rooms	Studio = 1 room
2 bed = 4 rooms	1 bed = 2 rooms
3 bed = 5 rooms	2 bed = 3 rooms
4 bed = 6 rooms	3 bed = 4 rooms
5 bed = 7 rooms	4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

Ward data used can be checked by the user by referring to the District-Ward Data Tables. The Ward Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases census values have been obtained using the nearest sized dwelling with same tenure and ward. For example, if data is available for a private house with 1 room then data for a private house with 2 rooms has been used. The Car Ownership Data is highlighted in purple where such an approach has been used. Where the Car Ownership Data contains small samples for certain sized dwellings this is highlighted in red if <20, and green if <50 Demand column. In such cases, other wards should be selected to achieve a higher sample size.

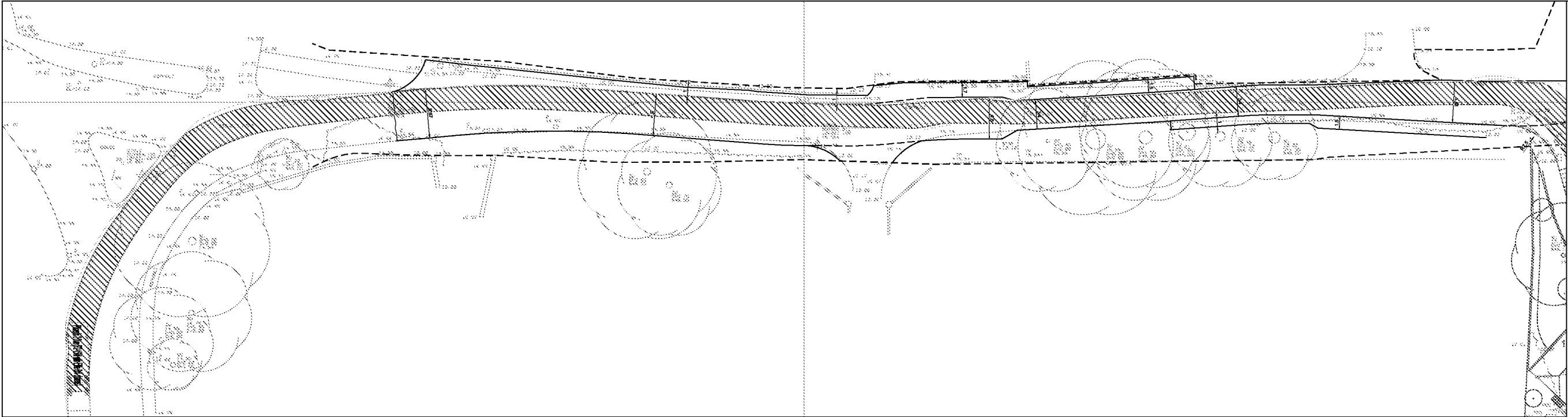
Report Summary Table

DEVELOPMENT MIX				
Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)
A	Houses	Council/Housing Association (not including shared ownership)	4	6
B	Houses	Council/Housing Association (not including shared ownership)	5	4
C	Houses	Private	5	8
D	Houses	Private	6	12
E	Houses	Private	7	2
F				
G				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q				
R				
S				
Total				32

ALLOCATED PARKING
Spaces (Per Unit)
2
2
3+
3+
3+

Appendix 5

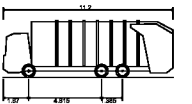
Fire and Refuse Vehicle Tracking



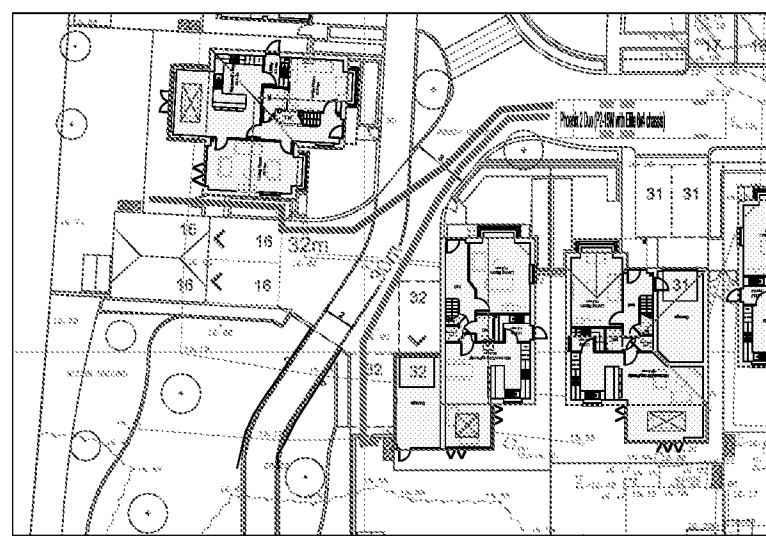
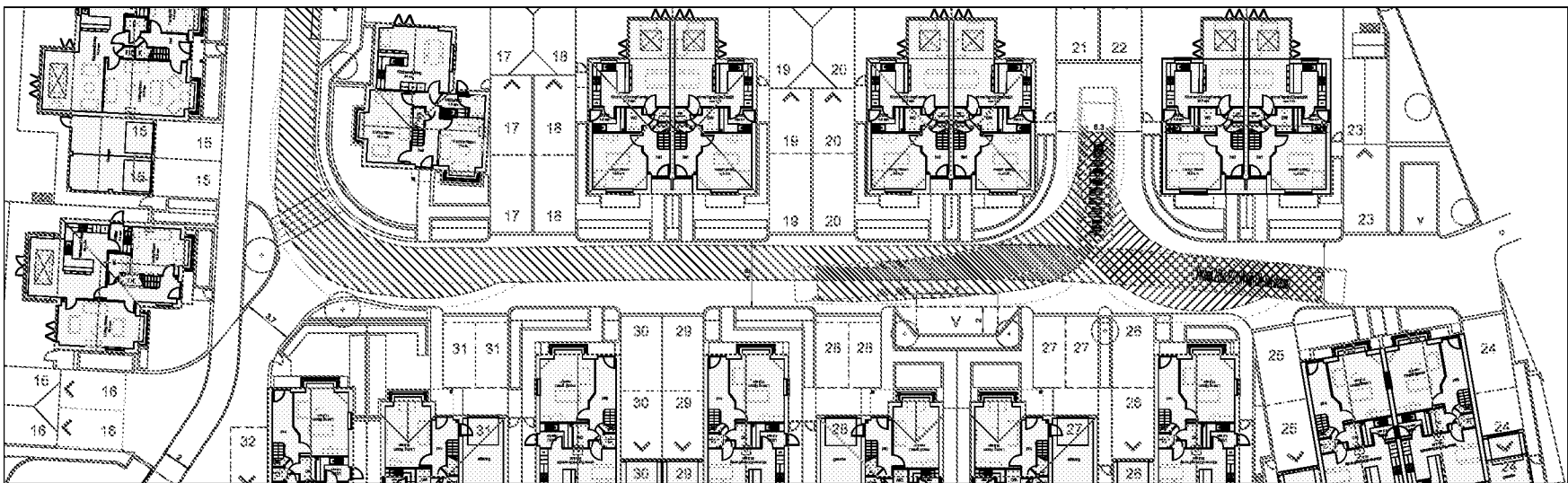
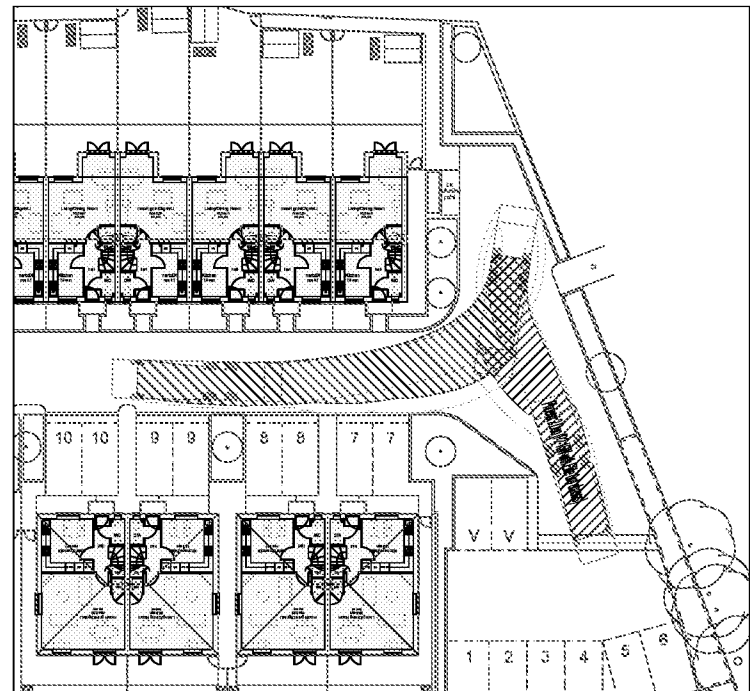
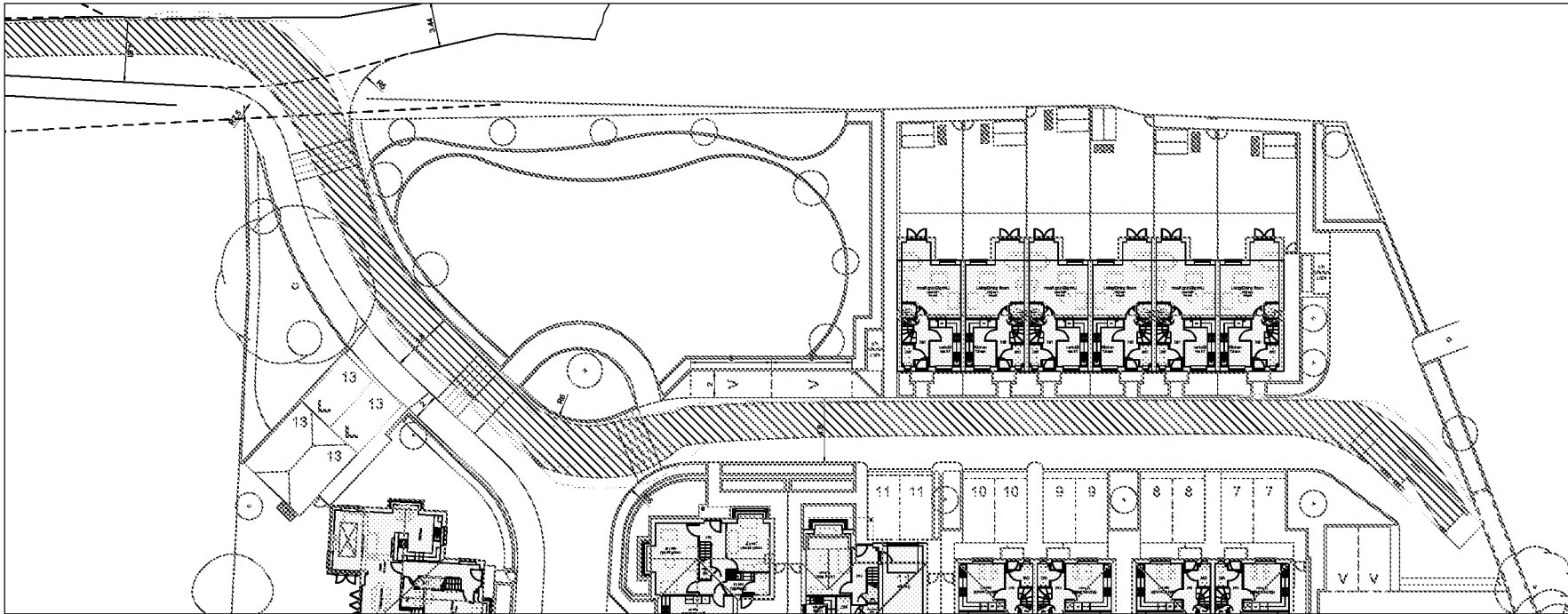
- NOTES:**
1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
 2. This drawing is to be read in conjunction with all relevant Architects and Engineer's drawings and specification.
 3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
 4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

Key:

- Wheel track (Forward manoeuvre) Shows outer limit of wheel entirely within the carriageway. Not encroaching on any kerbs
- Wheel track (Reverse manoeuvre) Shows outer limit of wheel entirely within the carriageway. Not encroaching on any kerbs
- Body track - Shows the outer limit of body generally within carriageway, may overhang the verge when turning where necessary



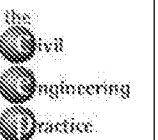
Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
Overall Length 11.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to Lock Time 4.00s
Kerb to Kerb Turning Radius 9.500m



A: 15.03.18 TZ Revised to new site layout SRM
REV DATE BY DESCRIPTION ORF

Issue Status FOR APPROVAL

11 Tungsten Building
George Street
Fishergate
Sussex
BN41 1RA
Tel: 01273 424424
Fax: 01273 424425
email: design@etvll.co.uk

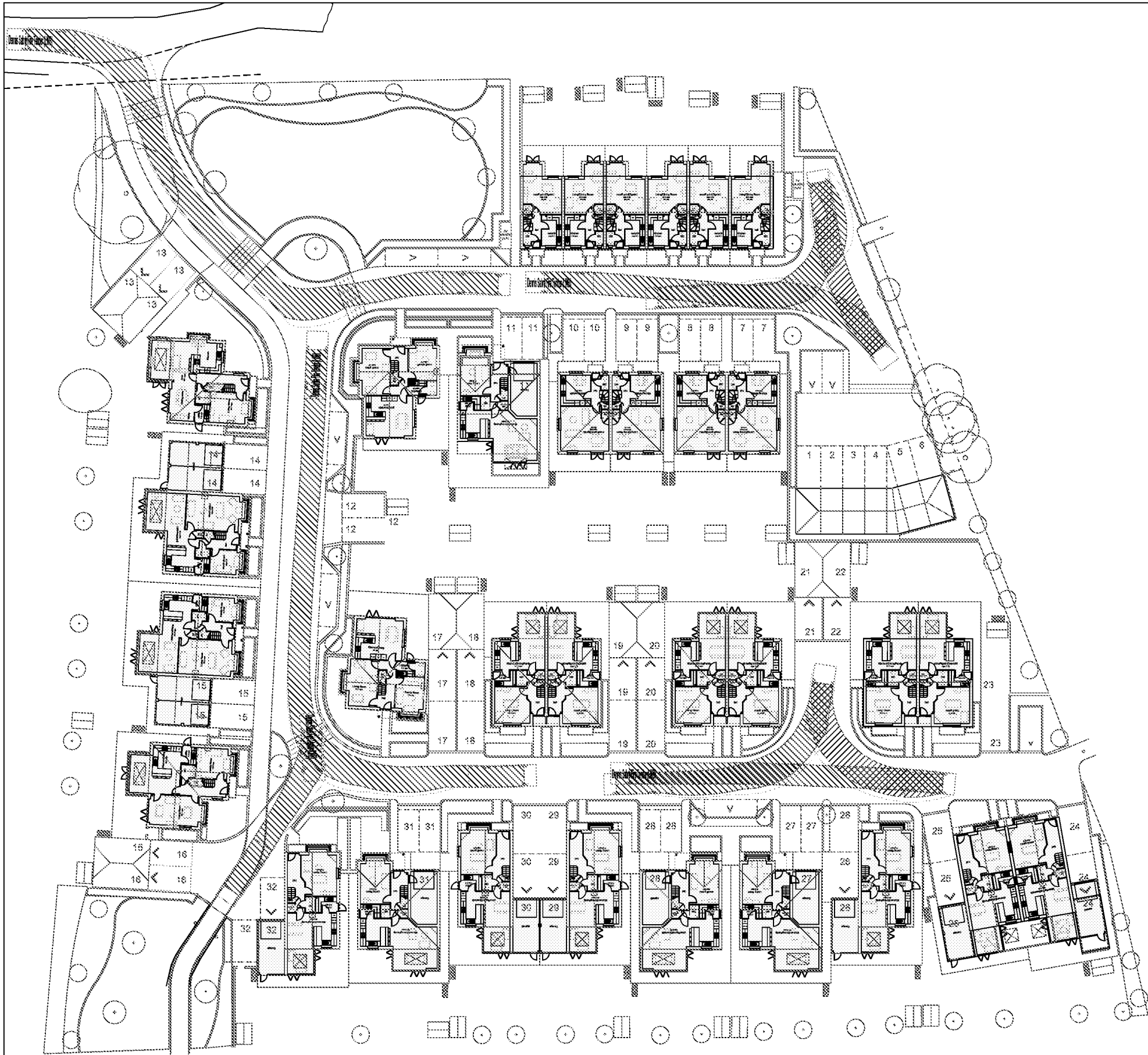


CLIENT Roffey Homes
PROJECT Manor Nursery
Angmering

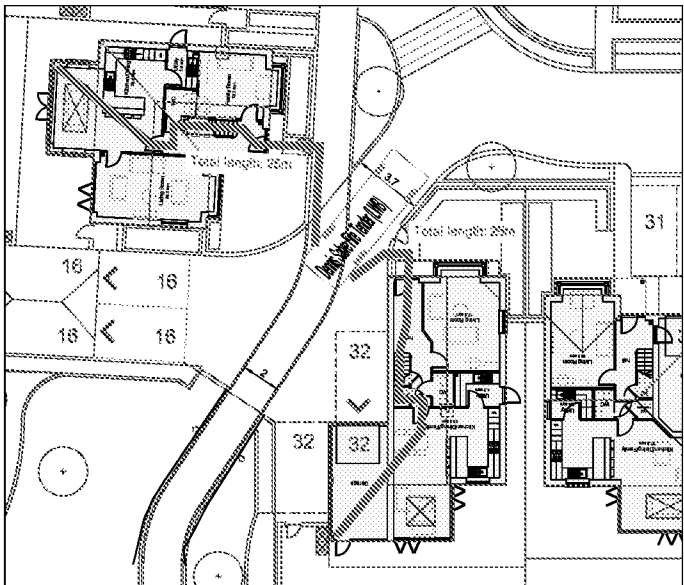
TITLE Site Layout
Refuse Vehicle Tracking

DRAWN J Passmore DATE March 2018 PROJECT NO. 22995
ENGINEER S Magowan CHECKED
SCALE 1:250 @ A1

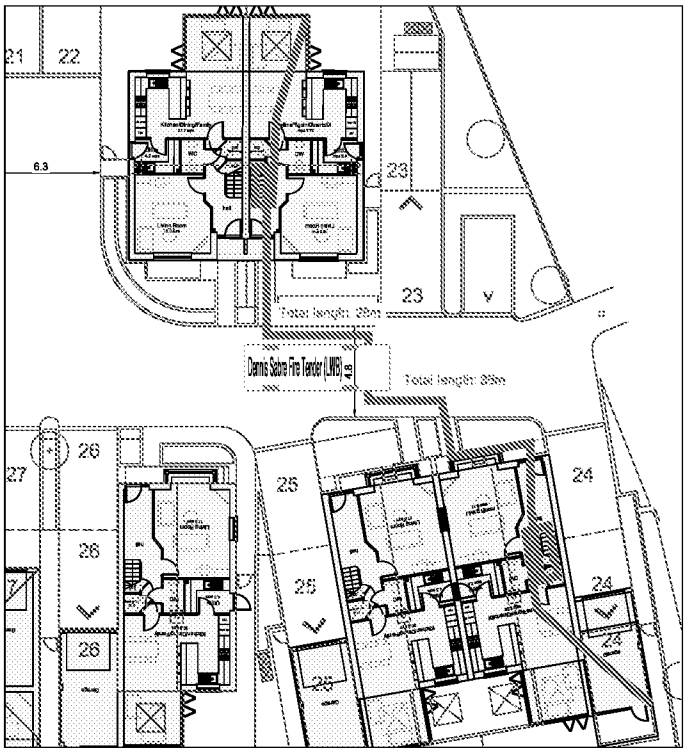
710 A



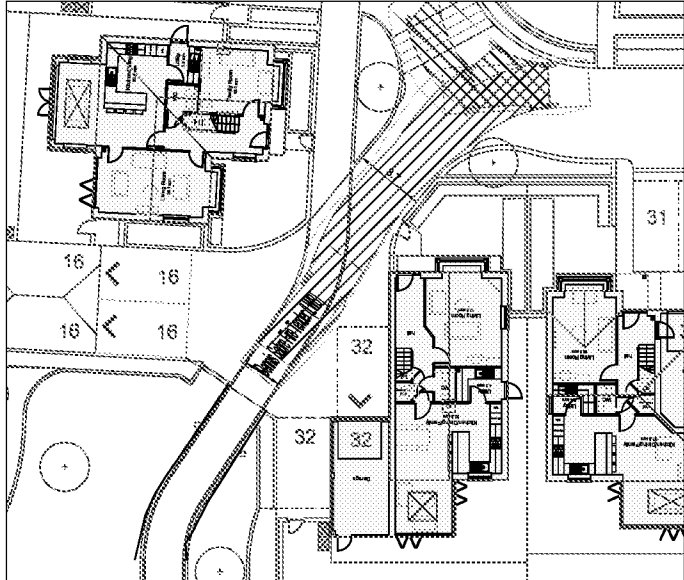
DENNIS SABRE FIRE TENDER (LWB)
TRACKING AROUND THE SITE
SCALE 1:250



FIRE TENDER HOSE LENGTH
SCALE 1:200



FIRE TENDER HOSE LENGTH
SCALE 1:200

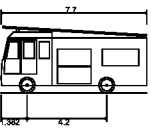


DENNIS SABRE FIRE TENDER (LWB)
TRACKING AROUND THE SITE
SCALE 1:250

- NOTES:**
1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
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- Body track - Shows the outer limit of body generally within carriageway, may overhang the verge when turning where necessary

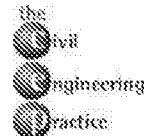


Dennis Sabre Fire Tender (LWB)
Overall Length 7.700m
Overall Width 2.430m
Overall Body Height 3.612m
Min Body Ground Clearance 0.387m
Track Width 2.380m
Lock to Lock Time 5.00s
Kerb to Kerb Turning Radius 7.400m

REV	DATE	BY	DESCRIPTION	CHK
-----	------	----	-------------	-----

Issue Status **FOR APPROVAL**

11 Tungsten Building
George Street
Fishergate
Sussex
BN41 1RA
Tel: 01273 424424
Fax: 01273 424425
email: design@etvl.co.uk



CLIENT Roffey Homes
PROJECT Manor Nursery
Angmering

TITLE Site Layout
Fire Tender Tracking

DRAWN J Passmore	DATE Mar 2018	PROJECT NO. 22995
ENGINEER S Magowan	CHECKED	DWG NO. 711
SCALE As Shown		REV