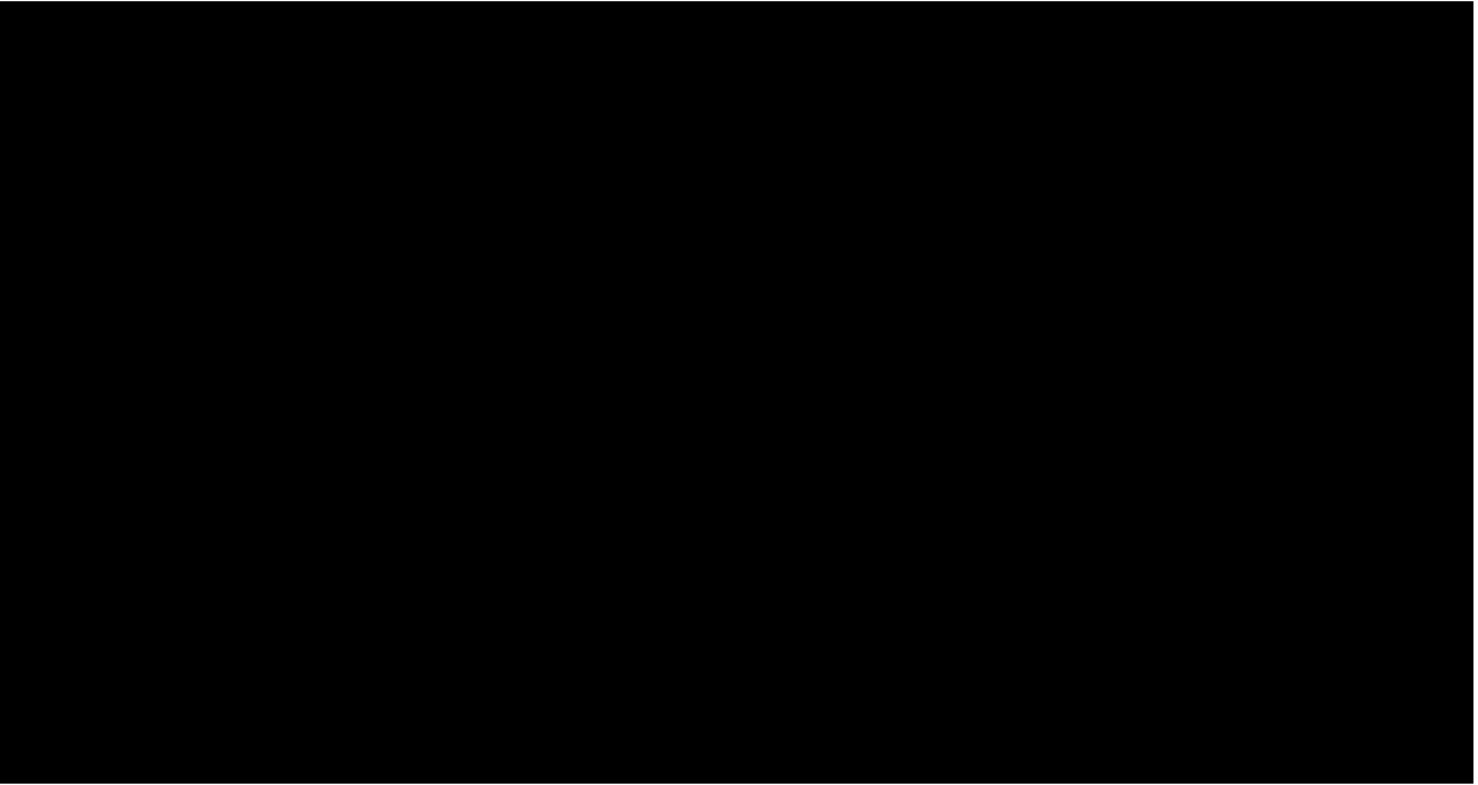




From: Stephen Gee [REDACTED]
Sent: 03 October 2018 16:21
To: Sam Sykes; Michael Eastham
Cc: Chris Barker
Subject: RE: P1456 A/38/18/RES - Manor Nursery site, Angmering - Cycle Route

Sam,
Thank you for the additional plans.

Michael,
The additional information is sufficient to remove the objection/request for further information to the application
The following advice is offered:

- Drop kerbs would be required on Nanson Lane and would be agreed at detailed design stage (as suggested in correspondence below).
- The use of grid system (grasscrete) to provide the additional width for an emergency vehicle is unlikely to be adopted by WSCC.

Regards

Stephen

From: Sam Sykes [REDACTED]
Sent: 28 September 2018 16:45
To: Stephen Gee; Michael Eastham
Cc: Chris Barker
Subject: RE: P1456 A/38/18/RES - Manor Nursery site, Angmering - Cycle Route

Hi Stephen,

Please refer to the attached amended layout showing an alternative configuration for the access in the south west corner of the site. The pedestrian / cycle access has been amended as follows:

- Realigned to adjoin the vehicular access at site A/82/12 to the south. This addresses WSCC comments regarding cycle access onto the highway.
- Realigned pedestrian footpath to adjoin existing footpath at site A/82/12 to the south.
- Strip of ground reinforcement grid system either side of the pedestrian / cycle path to a width suitable for emergency access in the south west corner. The grid system proposed would allow for emergency access whilst also allowing for grass growth through the grid (thus reducing the visual impact of the proposal within the area of open space). This access has been tracked as illustrated in the attached plans. Emergency access is a requirement under Condition 29 of the Outline application.

We trust that this addresses all of WSCC comments regarding access. Please can you confirm that this is now acceptable?

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

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Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP



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From: Stephen Gee [REDACTED]
Sent: 17 September 2018 14:24
To: Sam Sykes; Michael Eastham
Cc: Chris Barker
Subject: RE: P1456 A/38/18/RES - Manor Nursery site, Angmering - Cycle Route

Sam,
 Thanks for confirmation that the path would be shared use to the site boundary.

As you point out A/82/12 has been laid out without any off road cycling provision and as such cycling would be on road. The provision of cyclists dismount signs wouldn't provide a continuous cycle provision between the two sites.

I have discussed the matter with the highway agreements team who informed me a certificate for adoption has not yet been issued for the A/82/12 site. Is it the intention that your site (and specifically the cycle route) will be offered for adoption? If so the finer details of a link arrangement could be agreed at a detailed design stage with the potential for amendment of the kerb line at the north end of Nanson Lane.

Regards

Stephen

From: Sam Sykes [REDACTED]
Sent: 11 September 2018 13:11

To: Michael Eastham; Stephen Gee
Cc: Chris Barker
Subject: P1456 A/38/18/RES - Manor Nursery site, Angmering - Cycle Route

Michael, Stephen,

We've considered your emails below.

To be clear - the amended plan to widen the path should have included an annotation to clarify that it is for cyclist use also.

The cycle / pedestrian route was so designed to link with the most logical and suitable location in relation to the site to the south ref: A/82/12.

Site ref A/82/12 to the south has been laid out as a street with pedestrian pavement on either side and does not include a cycle route / shared space (as far as we are aware – please confirm). The proposed pedestrian / cycle link needs to connect therefore to one of the pavements for the purposes of pedestrian access. The only drop kerbs on the site to the south (essential for allowing cyclist access onto Nanson Lane itself) are shown below. There is no other logical location for cycle connectivity onto the Highway in our view due to the hindrance of the implemented kerbs as shown.

The applicant has shown cycle / pedestrian connectivity on land within their ownership showing a cycle / pedestrian path leading to the most logical point on the site to the south. We can confirm that 'cyclist dismount' signs can be included within the Manor Nursery site itself if this would assist and details would be submitted to discharge Condition 29 prior to determination.

Please could you confirm that this addresses your comments as we are of the view that the amended plans represent the best possible solution given the lack of any obvious connection on the already implemented scheme to the south.



Drop
Kerbs

Kind Regards

Sam Sykes MRTPI
Associate Planner

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Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 11 September 2018 11:49
To: Sam Sykes
Cc: Chris Barker
Subject: FW: Please find attached amendment on planning application Ref: A/38/18/RES - Manor Nursery site, Angmering

Hi Sam,

Please see the consultation response from the Local Highway Authority (WSCC) to the amended plans for A/38/18/RES at the Manor Nursery site in Angmering.

Further information/modification is required.

Kind regards,

Michael

From: Stephen Gee [REDACTED]
Sent: 11 September 2018 11:08
To: Michael Eastham
Cc: Planning.Responses
Subject: RE: Please find attached amendment on planning application Ref: A/38/18/RES

Michael,

From viewing the amended plans I can see that the applicant has amended the proposed site layout drg100 RevP6. plan to provide a 'wider pedestrian footpath' across the public open space into the A/82/12 site at Nanson Lane however the plan has not addressed my concern of measures to enable cyclist to re-join the carriageway at the southern extent.

As such this would not be sufficient to address condition 29 of the outline consent for the site (A/51/14/OUT (detailed below)) as it would leave cyclists on an existing footway on the eastern side of Nanson Lane.

Condition 29)

No development shall take place until details of the following works have been submitted to and been approved in writing by the Local Planning Authority:

- 1) Detail of measures taken to provide pedestrian and cycle linkages between the application site and the proposed development A/82/12/.

As such further information/modification is still required.

It should be noted that WSCC are currently working towards the adoption of Nanson Lane and as such the opportunity to deliver an appropriate solution should exist in the future.

Regards

Stephen

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 29 August 2018 12:05

To: SU Local Development

Subject: Please find attached amendment on planning application Ref: A/38/18/RES

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: **A/38/18/RES**

Registered: 20-MAR-18
Site Address: Manor Nursery High Street Angmering BN16 4AW

Grid Reference:

Category: Plan Applicat'n

Description of Works: 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.

I am able to inform you that I have received an amendment to the above application dated 29th August 2018 relating to:- Amended plans

Click here to view the plans and documents

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 10th May 2018.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Click here to make further comments

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Thanking you in anticipation

Planning Case Officer

pnac21_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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