**WEST SUSSEX COUNTY COUNCIL** **DATE: 1st June 2017**
**STRATEGIC PLANNING CONSULTATION**

**FROM:** **Stephen Gee** **TO:** **Arun District Council**
**FAO:** **David Easton**

**SUBJECT:** **A/44/17/OUT - Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.**

**Land west of, Brook Lane and South of A259, Angmering, BN16 3JL**

**RECOMMENDATION:**

| | | | | | |
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| **Advice** | | **Modification** | | **More Information** | |
| **Objection** | | **No Objection** | x | **Refusal** | |

**S106 contribution total : £**

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**Background**

The planning application is for the demolition of existing buildings on site and the erection of a mixed use development comprising of 90 residential units and a care home. The application is at an outline with all matters reserved.

Additional information has been provided by the applicants Highways consultants to address issues surrounding the modelling of the A259/B2187 Body Shop Roundabout and improvements to the Rights of Ways within and surrounding the site.

**Junction Assessment**
Revised modelling has been provided by the applicant for the A259/B2187 Body Shop, the results of which detail sufficient capacity at the junction to accommodate the impacts of the development.

**Rights of Way**
Further discussions have taken place with the applicant and with the WSCC Rights of Way team. Improvements to the rights of way within the site should be extended to the full extent of the site and an obligation should be included to include the provision of a new pedestrian and cycle bridge is proposed over the railway and improvements to PROW 2159 Penfold Lane south of the railway line; PROW 2159 to the west of the site; PROW 2158 between Penfold Lane and Brookside Avenue; and PROW 2160 to the north of the site.

**Conditions:**
Any approval of planning consent would be subject to the following conditions and S106 obligations:

**Access (details required, access provided prior to commencement)**
No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.

***Car parking space (details required)***
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
Reason: To provide car-parking space for the use.

***Cycle parking***
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Construction Management Plan**
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

**Travel Plan (to be approved)**
No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
Reason: To encourage and promote sustainable transport.

**<u>S106 obligations</u>**

- The provision of a new pedestrian and cycle bridge is proposed over the railway.
- Improvements to PROW 2159 Penfold Lane south of the railway line; PROW 2159 to the west of the site; PROW 2158 between Penfold Lane and Brookside Avenue; and PROW 2160 to the north of the site.

**Stephen Gee**
**Strategic Planning**