

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u> Katie Sharp
FROM:	<u>WSCC</u> - Highways Authority
DATE:	22 April 2022
LOCATION:	Land off <u>Arundel</u> Road <u>Angmering</u> <u>BN16 4ET</u>
SUBJECT:	A/48/22/RES Approval of reserved matters following A/122/19/OUT and <u>varied</u> by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	<u>n/a</u>
RECOMMENDATION:	More Information / Modification
<u>S106</u> CONTRIBUTION TOTAL:	<u>n/a</u>

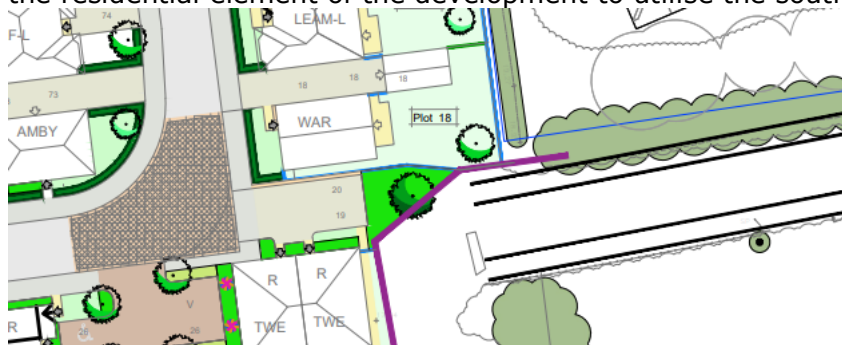
The application is for reserve matters following outline approval and access approval of A/122/19/OUT and varied by A/207/21/PL at Land off Arundel Road, Angmering

Two Accesses were approved as part of the outline application and varied under by A/207/21/PL.

Layout

No vehicular access is possible between the northern and southern accesses internal of the site. The scheme may benefit from an emergency access link should either become blocked.

No details are shown as to how a pedestrian and cycle connection could be made to allow the residential element of the development to utilise the southern access



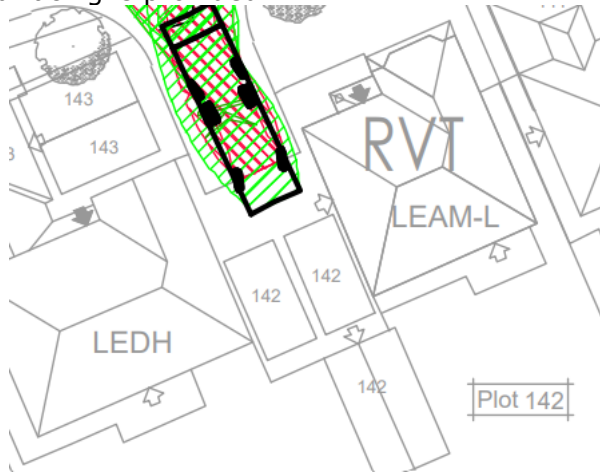
No crossing point to be provided to allow north/south movement close to the northern access.



At the outline stage indicative plans showed a ped cycle route to the north of the POS, in the RM application the only a grass link is provided. Further information should be provided onto any further connections into the POS or proposed future footway/cycleway provision within the POS.

Vehicle Tracking

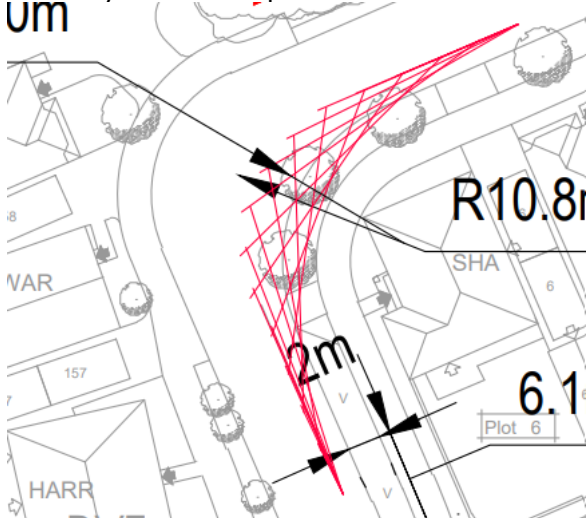
Tracking has been provided for a fire tender and refuse vehicle and are acceptable. It is noted that in some areas the tracking would extend off the carriageway on to what maybe a residential curtilage. This boundary should be checked and ensured a suitable surfacing is provided.



Visibility

In a number of locations the forward visibility around the bend would be obstructed by the proposed tree planting. Further details on the type of trees proposed and impact on visibility should be provided.

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Parking

A total of 464 parking spaces are to be provided, comprising 239 on plot allocated, 98 off plot allocated, 92 garages and 35 visitor spaces. As per the Arun parking standards garages would count as 0.5 spaces and as such the total number would be 418.

Utilising the Arun Parking standards would give a requirement of 389 spaces + 32 visitor spaces (421 spaces) and as such the provision is acceptable.

Cycle parking would be provided in rear gardens and within garages.

No details have been provided on Electric Vehicle Parking however are secured by condition on the outline application.

Conclusion

Further information/amendments are requested upon:

- Layout
- Vehicle Tracking
- Forward visibility

Stephen Gee

West Sussex County Council – Planning Services