

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Katie Sharp
FROM:	WSCC - Highways Authority
DATE:	26 September 2022
LOCATION:	Land off Arundel Road Angmering BN16 4ET
SUBJECT:	A/48/22/RES Approval of reserved matters following A/122/19/OUT and varied 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:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

A Highways Technical Note dated 15/8/22 has been provided in response to previous comments provided.

Emergency access link and Ped / cycle link between residential area and secondary access
The secondary access point will act as an emergency access for the residential development and secured via a detachable/demountable bollard, the link will also be able to be utilised by pedestrians and cyclists. The TN indicates that the details will be secured as part of a future S278 submission however the previously submitted plans under A/207/21 do not extend into the development as far as the proposed bollards and as such a condition to secure the details is recommended.

Crossing points close to northern access

An informal crossing point has been included to the west of plot 6 and is acceptable.

Ped / Cycle routes through POS

A 1.2m wide path with a paved surfaced will provide a north-south link along the east side of the sports pitches which would be only suitable for pedestrians given its width. The POS where the sports pitches are located will be designed and delivered by ADC and the layout facilitates connections with the POS if required in the future

Vehicle tracking

Where refuse vehicle tracking previously extended onto areas that appeared to be residential curtilages these have been amended and the internal highway network (turning heads) extended to ensure that refuse vehicle remains on carriageway.

Tree planting in visibility splays

It is 'anticipated' that the trees within the visibility splay would be semi mature 'clear stem' trees and/or trees with a high canopy' and as such would not obstruct visibility splays. From viewing the planting schedule the trees to be utilised in the area would fit

EV parking

A total of 113 EV charging points are proposed consisting of 82 points within garages and an additional 31 points free standing points at the rear of parking spaces.

Conclusion

No objection is raised to the application subject to the following condition

- Details of the bollards providing the emergency access / ped cycle connectivity to be secured.

Stephen Gee

West Sussex County Council – Planning Services