

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	10 June 2020
LOCATION:	Land at Dappers Lane Angmering
SUBJECT:	DC/20/0881 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Further Information
S106 CONTRIBUTION TOTAL:	-

Background

The application is in full for 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping Land at Dappers Lane Angmering. The site forms part of the SD9 strategic allocation within the Arun Local Plan.

Pre application advice was provided on the proposals in November 2018.

Access

Vehicular access is to be taken from Dappers Lane, a 30mph road, with a simple priority drawing being provided. A carriageway width of 6m and 6m radii are to be provided. Visibility splays of 2.4x 43m are to be provided in keeping with Manual for Streets and 85th speeds of 29.5mph northbound and 26.6mph southbound. Vehicle tracking has been provided and is accepted.

Average recorded vehicle flows along Dappers Lane were 442 northbound and 160 southbound.

A stage 1 Road Safety Audit has been undertaken which raised 1 issue of pedestrian connectivity to the north. The auditors recommendation has been accepted and is agreed with the highway authority.

Sustainable Transport

Pedestrian linkages are provided onto PRoW 2151 to the north west and south west of the site. The link to the south west should be provided prior to occupation to ensure residents can access existing pedestrian infrastructure.

Infrastructure would also be provided to connect into footways provided by other applications along Dappers Lane inc A/91/18 and A/40/18.

An audit of existing facilities has been provided within the application and detailed further below in off-site mitigation.

It is noted that no dedicated cyclists facilities are provided at the sites connection however given the constraints of the PRoW to the west and suitability of Dappers Lane to the east due to low flows for cyclists then no significant concern is raised.

Public transport services (No 9 providing journeys to Angmering Train station, Worthing and Littlehampton) can be accessed at Shardelow Road, it is also envisaged that the service will access the Land North of Water Lane development (A/40/19) which forms part of the wider North Angmering Strategic Development area.

Trip generation

TRICS information has been utilised to establish the development is anticipated to generate 39 AM and 39 PM peak two-way trips.

Junction Modelling

As the site is included within the Angmering strategic development, its wider impacts have been considered within the Arun Local Transport Study Modelling and within the planning application for Land North of Water Lane (A/40/18). As such subject to the application providing proportional contributions then no modelling is required and would not result in a severe impact on the local highway network.

Given the low levels of trip generation and existing vehicle flows on the section of Dappers Lane, no local site access modelling has been requested.

Layout

Vehicle tracking has been provided for a fire tender and refuse vehicles and is accepted. It is noted that drawing no 2017-3487-005 rev A contains a note detailing the footpath could be widened to ensure units 25 and 26 would be within 45m of a fire tender and would be discussed at detailed design.

Appropriate footway connections are provided through the site and have evolved and been discussed as part of the Angmering advisory group meetings.

Parking

The application proposes 190 parking spaces, however since the production of the TA, Arun have adopted their own parking standards SPD and as such the applicant should consider the level of parking provision further.

Information should be provided on the level of EV parking provision to be provided

Cycle parking is to be provided in line with WSCC standards.

Travel Plan

Comments to be provided separately.

Mitigation

The NMU audit identified the following off site highway works that should be secured via condition.

No.	Location	Potential Improvement
1	PROW 2151	The PROW could be improved with new hard surfacing, lighting, and removal/cutting back overgrown vegetation.
2	Pine Trees Close	A new pedestrian crossing with dropped kerbs and tactile paving could be provided on Pine Trees Close on the new pedestrian desire line.
3	Arundel Road / Furze field Close junction	Tactile paving could be provided at the existing crossing over Furze field Close
4	Arundel Road / Chantryfield Road junction	Tactile paving could be provided at the existing crossing over Chantryfield Road.
5	Arundel Road / Lansdowne Way junction	Tactile paving could be provided at the existing crossing over Lansdowne Way.
6	Arundel Road in vicinity of St Wilfrid's Catholic Primary School	A new pedestrian crossing with dropped kerbs and tactile paving could be across Arundel Road in the vicinity of St Wilfrid's Catholic Primary School.
7	Dapper's Lane	New pedestrian footway could be provided between the site access and Water Lane.

Figure 4.4: Potential Improvements Identified in NMU Audit

The TA notes that a 1.5m footway would be provided on Dappers Lane to connect into infrastructure on the easternside being provided by neighbouring developments.

Financial Contribution

A contribution of £302,400 is requested to mitigate the impacts of the development on the local highway network. The funding would be utilised towards the A27/A280 Long Furlong Junction and A259 improvements.

Conclusion

Further information is requested:

- Consideration of Arun Parking Standards SPD.
- Information on EV provision.

Stephen Gee
West Sussex County Council – Planning Services