

[REDACTED]

Please upload onto Ocella the following email which is an additional consultation response from the Local Highway Authority to planning application **A/76/20/PL** – regarding Land at Dappers Lane, Angmering.

Thanks,

Michael

[REDACTED]

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[REDACTED]

Rob / Michael.

I note that 27 of the parking spaces counted are garages and as such would only count as 0.5 spaces within the Arun SPD. Reducing the overall total by 14, Given the increase in visitor spaces and the provision of the travel plan then no highways issues are raised.

As such No Objection is raised to the application subject to the following S106 and Conditions

S106

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.

Conditions

- Highway Works contained in drawing no 2017-3487-002 and titled Off site Infrastructure Pedestrian Crossings

Non Vehicular Access (Access to be provided in accordance with agreed timetable)

No part of the development shall be first occupied until such time as a timetable covering the construction of the non-vehicular accesses serving the development has been submitted to and approved in writing by the Local Planning Authority. The accesses shall thereafter be constructed in accordance with the approved timetable.

Reason: In the interests of road safety.

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Visibility Spreads and Vehicle Swept Path Analysis and numbered 2017/3487/001. .

Reason: In the interests of road safety.

Car parking space (details approved – for larger sites)

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking (for larger sites)

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be 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.

Surfacing of the Public Right of Way

No part of the development shall be first occupied until such time as plans, details and construction specification showing the proposed surfacing works for Right of Way no. 2151 have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that suitable materials are used for the surfacing works and to safeguard users.

INFORMATIVES

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the

recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Temporary Developer Signage

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

Hi Michael

Following the consultee response from Stephen, I wanted to confirm that our proposals are in accordance with the Arun Parking standards. Moreover, we are over providing on unallocated/ visitor spaces as we only need to provide 20% visitor spaces (17 versus 25 we’re currently providing). This site sits within Parking Behaviour Zone 2, so generally speaking, we need to provide either 2 or 3 spaces per dwelling.

Below is an extract from the Arun Parking standards and our schedule of accommodation highlighting both the number of bedrooms per unit alongside the habitable rooms.

Table 3.1 – Expected level of provision for new residential developments

Number of bedrooms	Number of habitable rooms	Parking Behaviour Zone		
		1	2	4
1	1 to 3	2	2	1
2	4	2	2	1
3	5 to 6	2	2	2
4+	7 or more	3	3	2

Figures have been rounded to whole numbers compared to the West Sussex County Council Guidance on Parking at New De for ease of interpretation and implementation.

3.3 In addition to the above, visitor parking will be required to be provided at a ratio of 20% of the total units. For example, if there were 100 dwellings proposed, in addition to the allocated residents parking should be provided. A more flexible approach will be taken with schemes that incorporate flats and on centres.

Market	Total units	Beds	Type	Habitable Rooms
ALL NSS				
PRIVATE				
HANBURY+	11	2	2B3P	5
DERWENT	7	2	2B3P	5
LOCKWOOD	11	2	2B3P	5
LONGTHORPE+	4	3	3B4P	6
CONISTON	4	3	3B4P	7
CONISTON+	6	3	3B4P	7
WARWICK	4	4	4B6P	7
HOLYWELL	7	4	4B5P	6
Total:	59			
HA				
7 SO				
2B3P	4	2	2B3P	4
WP3520A+	3	3	3B5P	5
18 R				
2B3P	10	2	2B3P	4
WP3520A+	6	3	3B5P	5
WP2 M4(3)	2	2	2B3P	4

Finally, in regards to the EV charging points, please find attached the proposed layout demonstrating 50 EV charging points, agreed previously. Briefly, every house with a garage plus driveway will have an electric charging point, plus (ii) houses without a garage equates to 23 EV charging points...this is based on 114 spaces x 20% = 23 (for the remaining total car parking spaces).

On the basis of the above, there should be no highways objection to the scheme. Stephen, let me know if this satisfies the additional information requested.

Kind Regards

Rob

Robert Clark
Head of Planning
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Subject: FW: A/76/20/PL - Land at Dappers Lane
Importance: High

Rob,

Please find attached the consultation response from the Local Highway Authority (WSCC) to planning application **A/76/20/PL** regarding Land at Dappers Lane, Angmering.

The Local Highway Authority is requesting the submission of further information.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor,

Visit Arun's web site at www.arun.gov.uk



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Michael,
Please find attached comments on planning app ref A/76/20/PL.

Regards

Stephen

Stephen Gee | Principal Planner County Highways (Development Management), Planning Services, [West Sussex County Council](#) | Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH |

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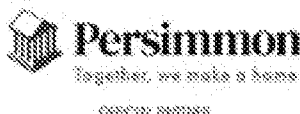
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