

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>             | Arun District Council<br>FAO: Michael Eastham                                                                                                                                                                                              |
| <b>FROM:</b>           | WSCC - Highway Authority - Matthew Bartle                                                                                                                                                                                                  |
| <b>DATE:</b>           | 21 July 2020                                                                                                                                                                                                                               |
| <b>LOCATION:</b>       | Manor Nursery High Street Angmering BN16 4AW                                                                                                                                                                                               |
| <b>SUBJECT:</b>        | A/86/20/DOC<br>Approval of details reserved by condition imposed under permission reference A/51/14/OUT: 7 - car parking 9 - roads, footways &c 10 - CMP 29 - pedestrian & cycle linkages & vehicular access<br>More information received. |
| <b>RECOMMENDATION:</b> | No objection                                                                                                                                                                                                                               |

ECE Planning has responded on behalf of the applicant to the highway authority's requests of 29 June 2020. The text of the agent's email dated 8 July 2020 is attached below.

The authority is grateful to ECE Planning for the clarification and has reviewed the said text in detail. There is no objection to the discharge of planning conditions 7, 9, 10 and 29 of A/51/14/OUT.

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Thank you for forwarding us the attached response from WSCC Highways. Our comments are below.

### Condition 7 - car parking

For clarity, the proposed site plan (reference 6345-ECE-00-00-XX-A-001 rev P5) illustrates the following:

- Plot 1 – 6 = two spaces to each plot, one within car barn
- Plots 7 – 10 = two spaces to each plot
- Plots 11, 12, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29, 30, 41 & 32 = three spaces to each plot, one within garage
- Plots 21, 22 & 23 = two spaces to each plot, one within garage
- Plots 13, 14, 15 & 16 = four spaces to each plot, two within garage
- Visitors = six spaces

Total car parking spaces = **93**.

I trust that Condition 7 can now be discharged in full.

### Condition 9 - plan of roads, etc.

Please refer to Condition 29 below with regards to the footpath links. Vehicle tracking was undertaken under the previous Reserved Matters application (reference A/38/18/RES) and was listed under the approved plans on the decision notice. See below.

Drawing Number 710 Rev. A - Site Layout - Refuse Vehicle Tracking  
Drawing Number 711 - Site Layout - Fire Tender Tracking  
Drawing Number 712 - Site Layout - Fire Tender Tracking

I trust that Condition 9 can now be discharged in full.

### Condition 10 - construction management plan

The Appendix (Site Plan) was submitted with the application but is attached again for ease. Refer to 'P1456i Construction Management Plan – Site Layout'.

I trust that Condition 10 can now be discharged in full.

#### **Condition 29 - path links**

Cyclists would be able to join the highway of the development to the south as the access from Manor Nursery to Land to the east of Roundstone Lane would join up as illustrated in the Site Layout (105 A).

It is important to note that the Committee Report for application reference A/38/18/RES stated the below:

This reserved matters application (A/38/18/RES) seeks to close the southern access enabling only for pedestrians / cycle movements through to the Swanbourne Park estate in the south. The applicant has submitted amended plans widening the proposed footway / cycleway access point to 2.5 metre wide in the south west corner of the site; and restricting vehicular access between the site and Swanbourne Park (A/82/12/) to emergency vehicles only, in accordance with Condition 29 imposed on the outline planning permission (A/51/14/OUT).

Condition 29 on A/51/14/OUT required the submission of details of the pedestrian / cycle access links between the application site and Swanbourne Park to the south and required details of measures to restrict vehicular access between the two sites to emergency vehicles only.

The applicant has amended the pedestrian/cycle access by re-aligning it to adjoin the vehicular access on Swanbourne Park (planning permission A/82/12) to the south; thereby addressing the Local Highway Authority's comments regarding cycle access onto the highway. The footway has been re-aligned to adjoin the existing footway at the northern end of Nanson Lane on Swanbourne Park to the south. A strip of ground reinforcement grid system has been shown on either side of the footway / cycleway to a width suitable for emergency access in the south west corner. The grid system proposed would allow for emergency access, required under Condition 29 of the outline planning permission, whilst also allowing for grass growth through the grid (thereby reducing the visual impact of the proposal within the area of open space). A demountable bollard would be provided (as shown on the layout plan) to control vehicular access to the site to emergency vehicles only.

It is considered that the proposed development complies with Policy T SP1(f) of the Local Plan in terms of creating a safe and secure layout for cyclists and pedestrians.

The layout as illustrated in Site Layout (105 A) is the same as the site layout as approved under the Reserved Matters application (Proposed Site Layout reference 100 P9). In this regard, it is considered that Condition 29 has been addressed in full and has already been agreed by WSCC Highways during the determination of the RM application (refer to WSCC Highways attachment dated 3 October 2018).