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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 03 August 2020 14:36

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Discharge of Condition application A-86-20-DOC - Local Highway Authority

Please upload the email below which is the further consultation response from the **Local Highway Authority** to discharge of condition application **A/86/20/DOC**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Matthew Bartle

Sent: 03 August 2020 14:20

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: RE: Discharge of Condition application A-86-20-DOC - Local Highway Authority

Hi Michael

Thank you for your email and your phone call.

Having reviewed the drawings and document referred to in the Civil Engineering Practice statement dated 20 May 2020, I confirm the highway authority's view on discharge of the conditions as follows:

6 drainage – no objection
11 travel plan – no objection
30 surface finishes – no objection.

I hope that this helps in meeting your deadline.

Kind regards

Matthew

Matthew Bartle Senior Planner County Highways Team Planning Services
Part-time – Monday Tuesday Wednesday only
West Sussex County Council
Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 03 August 2020 08:17
To: Matthew Bartle
Subject: RE: Discharge of Condition application A-86-20-DOC - Local Highway Authority
Importance: High

Hi Matthew,

Are you satisfied with the plans and information provided for **Condition 6**, **Condition 11** and **Condition 30** in discharge of condition application **A/86/20/DOC** for the Manor Nursery site, on High Street, Angmering?

Please could you send me a reply before **Thursday 6th August** as that is the expiry date?

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Michael Eastham
Sent: 15 July 2020 11:29

To: Matthew Bartle [REDACTED]

Subject: RE: Discharge of Condition application A-86-20-DOC - Local Highway Authority

Hi Matthew,

Are you satisfied with the revised plans and information provided by the applicant regarding the discharge of condition application A/86/20/DOC for the Manor Nursery site, on High Street, Angmering?

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Matthew Bartle [REDACTED]

Sent: 13 July 2020 11:10

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: RE: Discharge of Condition application A-86-20-DOC - Local Highway Authority

Many thanks, Michael. Will deal with asap.

Matthew Bartle Senior Planner County Highways Team Planning Services
Part-time -- Monday Tuesday Wednesday only
West Sussex County Council
Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
[REDACTED]

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 08 July 2020 12:41

To: Matthew Bartle

Subject: FW: Discharge of Condition application A-86-20-DOC - Local Highway Authority

Hi Matthew,

Please see the email below from the applicant and the attachments regarding the discharge of condition application **A/86/20/DOC** regarding the Manor Nursery site, on High Street, Angmering.

I look forward to receiving your reply.

Regards,

Michael

Michael Eastham
Principal Planning Officer,

Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



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From: Rebecca Hoad [REDACTED]
Sent: 08 July 2020 11:47
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: Discharge of Condition application A-86-20-DOC - Local Highway Authority

Dear Michael,

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 en pedestrians / cycle movements through to the Swanbourne Park estate in the south. The submitted amended plans widening the proposed footway / cycleway access point to 2.5 the south west corner of the site; and restricting vehicular access between the site and Park(A/82/12/) to emergency vehicles only, in accordance with Condition 29 imposed planning permission (A/51/14/OUT).

Condition 29 on A/51/14/OUT required the submission of details of the pedestrian / cycle between the application site and Swanbourne Park to the south and required details 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 veh on Swanbourne Park (planning permission A/82/12) to the south, thereby addressing the Local Authority's comments regarding cycle access onto the highway. The footway has been adjoin the existing footway at the northern end of Nanson Lane on Swanbourne Park to strip of ground reinforcement grid system has been shown on either side of the footway / width suitable for emergency access in the south west corner. The grid system proposed for emergency access, required under Condition 29 of the outline planning permission, whilst for grass growth through the grid (thereby reducing the visual impact of the proposal with open space). A demountable bollard would be provided (as shown on the layout plan) to restrict access to the site to emergency vehicles only.

It is considered that the proposed development complies with Policy T SP1(f) of the Local 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).

We look forward to hearing from you. If you have any further queries then please do not hesitate to contact us.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Date: June 29, 2020 at 5:47:28 PM GMT+1

To: Chris Barker [REDACTED]

Subject: Discharge of Condition application A-86-20-DOC - Local Highway Authority

Chris,

Please find attached the consultation response from the Local Highway Authority to discharge of condition application **A/86/20/DOC** regarding Manor Nursery, High Street, Angmering.

I look forward to receiving your reply.

Kind regards,

Michael

<http://www.arun.gov.uk>

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Kind Regards,

**Rebecca Hoad MSc Town Planning
Planner**

ECE Planning

The team at ECE Planning are working from home but very much open for business on the phone, by email and conference calls - Please see contact details below. Please click [here](#) to find out how ECE Planning are responding to COVID-19.



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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