

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 November 2018 12:26
To: Planning Scanning
Subject: FW: A/99/17/OUT - Land south of Water Lane, Angmering

From: Michael Eastham
Sent: 19 November 2018 10:54
To: Planning.Responses
Subject: FW: A/99/17/OUT - Land south of Water Lane, Angmering

[REDACTED]

Thanks,

Michael

From: Paul Bicknell [REDACTED]
Sent: 13 November 2018 11:57
To: Karl Roberts; Neil Crowther
Cc: Michael Eastham; Stephen.Gee@westsussex.gov.uk; Cllr. Paul Bicknell
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Dear Michael and Stephan

Firstly I am disappointed that I haven't had a chance to have a meeting with WSCC on the Issues I have raised for pedestrian access and Safe roots to school for the Proposed development A/99/17

Thank you for your E mail but unfortunately there a few problems with your response and I must apologise for the length of my E mail and any spelling mistakes
You say

"Water Lane once the land North of Water Lane site has commenced"

I have been told in the past according to ARUNS planning policy that a development as part of its planning application cannot depend on infrastructure to be provided by another development

This is not acceptable as this is dependent on a planning application yet to be determined and no application can depend on infrastructure supplied by another development

North of the site :- Provision to the east along Water Lane and West via a proposed development access would be secured via A/40/18.

This is not acceptable as the reason given above

East of the site – The site provides crossing facilities at Weavers Hill to enable pedestrians to cross into Cumberland Drive
Highfield Close has a footway on the northern side of the carriageway and steps provided into the private road of Hillside Crescent
Hillside Crescent--Low vehicle flows and as the road is private even if it were deemed a necessity it would not be possible to request that the applicant upgrades.

Honey Lane – Low vehicle flows and again a private route but with existing footpath status is along the route

I believe you mean West of the site

Hillside crescent might be a private road but the developer can provide a proper foot path along a private road

Alternatively should a private road be included in a pedestrian access to a new development and part of a school travel plan

Honey Lane – Low vehicle flows and again a private route but with existing footpath status is along the route

Re Honey Lane this suffers the same pedestrian dangers as Hillside crescent as over half of honey lane does not have a safe foot path for pedestrians

On this point I Paul Bicknell proposed and implemented the existing footpath section in honey lane with funds from the Parish council

WSCC did allocate £16,000 to complete the footpath on honey lane as a part funding solution with the residence of honey lane unfortunately this did not materialise due to drainage issues

South of the site

- High Street – Improvements are proposed as part of the manor Nursery Application – Until such a time the development is commenced, vehicle flows along this section of the high street would not require the provision of a formal pedestrian provision.

Re pedestrian access from and to the south of the site via high street

Although the road was made up it is now in such a state as to constitute a danger to pedestrians

South of the site

- Roundstone Lane –Pedestrian provision is provided the length of Roundstone Lane, Cow Lane and the internal network of the Roundstone Lane developments also provide alternative southbound provision. It is acknowledged that pedestrians would be required to cross into Weavers Ring to utilise the footpath to avoid walking in Roundstone Lane for a short section however this is an existing constraint and would be addressed by the implementation of Manor Nursery or as advised above alternative routes are available.

This development comprises of some 170 dwellings and the shortest route to the Angmering secondary school is along high street and round stone lane
Cow lane is not a preferred route to school

I have checked the accident records and no accidents involving pedestrians are shown so the development would not exacerbate any existing safety issues.

This development could equate to over 400 journeys to / from school per day from an area there are presently Zero journeys to / from school

to avoid walking in Roundstone Lane for a short section however this is an existing constraint and would be addressed by the implementation of Manor Nursery

The Manor Nursery development was put forward before the round stone developments but as yet has no date to start the development

And as such any infrastructure that might be provided by the Manor Nursery development can not be used for the A/99/17 development

So this also questions your statement and the internal network of the Roundstone Lane developments as this is not connected to the proposed development

-

Sorry for the urgency but I have asked questions about safe pedestrian access to this site for over 6 months

**Also developers and others are of the opinion that the emergency services have a locking system that they have keys for
I have spoken to the Police commissioner on this matter and she does not recognise such a system**

So all references to entrance for emergency vehicles only by developers is more than questionable and requires investigation

Best Regards Paul Bicknell

From: Cllr. Paul Bicknell [REDACTED]
Sent: 13 November 2018 01:14
To: Paul Bicknell
Subject: Fwd: A/99/17/OUT - Land south of Water Lane, Angmering

Sent from my iPhone

Begin forwarded message:

From: Michael Eastham [REDACTED]
Date: 12 November 2018 at 09:07:28 GMT
To: "Cllr. Paul Bicknell" [REDACTED]
Subject: FW: A/99/17/OUT - Land south of Water Lane, Angmering

Dear Cllr Bicknell,

Please see the email below from Stephen Gee at WSCC regarding your plan of 'Safe Routes to School' and his comments on them.

I am in a Strategic Team meeting from 10.00am to 12.00pm today.

Kind regards,

Michael

From: Stephen Gee [REDACTED]
Sent: 05 November 2018 10:25
To: Michael Eastham
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Michael,

I have viewed the links suggested by Cllr Bicknall and do not consider that any of them would be necessary to be provided by the development. The applicant has provided a NMU audit as part of the Transport Assessment (Appendix D- although I don't think it is actually hosted on the portal due to size). I have checked the accident records and no accidents involving pedestrians are shown so the development would not exacerbate any existing safety issues.

Below is a summary of the considerations in each direction with particular reference to the plan provided. Hopefully this enough to avoid a site meeting.

North of the site – As identified in my formal response a condition could be placed on the site to ensure delivery of a pedestrian link to Water Lane once the land North of Water Lane site has commenced. Provision to the east along Water Lane and West via a proposed development access would be secured via A/40/18.

East of the site – The site provides crossing facilities at Weavers Hill to enable pedestrians to cross into Cumberland Drive
Highfield Close has a footway on the northern side of the carriageway and steps provided into the private road of Hillside Crescent
Hillside Crescent–Low vehicle flows and as the road is private even if it were deemed a necessity it would not be possible to request that the applicant upgrades.
Honey Lane – Low vehicle flows and again a private route but with existing footpath status is along the route

South of the site

- High Street – Improvements are proposed as part of the manor Nursery Application – Until such a time the development is commenced, vehicle flows along this section of the high street would not require the provision of a formal pedestrian provision.
- Roundstone Lane –Pedestrian provision is provided the length of Roundstone Lane, Cow Lane and the internal network of the Roundstone Lane developments also provide alternative southbound provision. It is acknowledged that pedestrians would be required to cross into Weavers Ring to utilise the footpath to avoid walking in Roundstone Lane for a short section however this is an existing constraint and would be addressed by the implementation of Manor Nursery or as advised above alternative routes are available.

Regards

Stephen

From: Michael Eastham [REDACTED]
Sent: 04 November 2018 20:08
To: Stephen Gee
Cc: SU Local Development
Subject: A/99/17/OUT - Land south of Water Lane, Angmering

Hi Stephen,

I am on leave this week, but Cllr Paul Bicknell is requesting a site meeting next Monday or Tuesday to go through his proposed improvements to the safe routes to schools in Angmering.

Are you free next Monday 12th or Tuesday 13th November?

Regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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