

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC Highway Authority - Matthew Bartle
DATE:	2 July 2019
LOCATION:	Pound Place Roundstone Lane Angmering BN16 4AL
SUBJECT:	A/9/19/PL Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane (resubmission following A/51/18/PL). This application is a Departure from the Development Plan.
RECOMMENDATION:	No objection

On 25 June 2019 the highway authority requested the following information:

- a copy of the drawing 68011-TS-001 referred to in paragraph 3.5 of the transport statement
- a preliminary drawing of a scheme to connect the footway from Brougham Grove to the proposed improved site entrance to Pound Place
- a road safety audit covering the revised access and footway scheme combined.

Our attention has been drawn to pre-existing and previously submitted documents which have already been reviewed in the authority's response dated 6 February 2019. All appropriate documentation is available and in order. The highway authority therefore has no objection to the planning application.

A transport statement was sent in with the application and the estimated car trip demand for the development is shown in Table 4.1:

This is similar to the demand for the previously-approved 18 homes on the site.

Thirty car parking spaces are proposed, plus two for disabled users. This is slightly above County Council standards for the proposed use although no issues are anticipated.

Refuse vehicle tracking has been carried out and plenty of space is indicated on the site plan for turning smaller vehicles.

The applicant should note that if it is intended to provide a retaining structure next to the proposed footway a procedure separate to a Section 278 process may be needed to approve the structure. The applicant must contact the area highway engineer before development begins to discuss how damage to the public road resulting from construction activity may be mitigated.

Conditions (required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users)

ROAD ACCESS

Before the development is occupied the proposed vehicular access to Roundstone Lane shall be constructed and provided with visibility zones, in accordance with the approved plans all to be permanently maintained and the visibility zones shall be kept permanently clear of any obstruction higher than 600mm.

DRAINAGE

The development hereby permitted shall not be implemented until the surface water drainage of the site has been designed so as to prevent the discharge of water onto the public highway. Details must be submitted to and approved in writing by the Local Planning Authority.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

A traffic management plan for the construction period shall be submitted for the approval of the planning authority before the development is begun. Once approved, the plan shall be implemented in accordance with the terms and timescales set. The plan shall include measures to ensure that site worker traffic does not cause obstruction on the public road.

WHEEL CLEANING

No development shall be commenced unless and until an effective vehicle wheel cleaning facility has been installed in accordance with details approved by the Local Planning Authority in writing and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion from material deposited on the road system in the locality.