

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 February 2017 08:53
To: Planning Scanning
Subject: FW: Planning Consultation on: A/11/17/OUT
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image008.emz; image009.emz

From: Dominic Smith [REDACTED]
Sent: 17 February 2017 10:12
To: Planning.Responses
Subject: RE: Planning Consultation on: A/11/17/OUT

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 17th February 2017

FROM: Dominic Smith **TO:** Arun District Council
FAO: Claire Potts

SUBJECT: A/11/17/OUT

Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT).

Land south of, New Road (A259) & East of Brook, Angmering

RECOMMENDATION:

☐☐☐☐ ☐ ☒

Advice

Modification

More

Information

Objection

No Objection

Refusal

West Sussex County Council, in its capacity as the Local Highway Authority, has been consulted on the proposed development on land south of the A259. This is a resubmission of consent A/23/15 and seeks for the provision of alternative access arrangements.

The application is supported by both a Transport Assessment and Stage 1 Road Safety Audit. The Audit raises a number of problems, a number of which would be resolved as part of any future detailed design (i.e. provision of road markings and signage). However, the Auditor has identified a problem relating to the spacing of the junction directly to the east of the site, and the potential for conflict between vehicles emerging and accelerating from this access and vehicles decelerating and accessing the application site. In accordance with Highway Directive 19/15 and the WSCC Road Safety Audit Policy, any RSA should be accompanied to a Designer Response addressing the problems raised by the Auditor. A Designer Response has not been provided, and the problem identified remains unresolved.

In addition, the LHA requires the submission of a Design Audit, setting out compliance (or otherwise) with Design Manual for Roads and Bridges Standards.

The LHA consider that the Applicant has not demonstrated that safe and suitable access can be achieved, contrary to paragraph 32 of the National Planning Policy Framework.

Dominic Smith
Strategic Planning

Dominic Smith | Team Manager, County Highways (Development Management), Strategic Planning, West Sussex County Council | Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

From: [REDACTED]
Sent: 25 January 2017 14:46
To: SU Local Development
Subject: Planning Consultation on: A/11/17/OUT

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

APPLICATION NO: **A/11/17/OUT**

Registered: 18th January 2017

Site Address: Land south of New Road (A259) & East of Brook Lane Angmering

Grid Reference: 505229 103406

Description of Works: Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this

email
by 23-FEB-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Claire Potts who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email



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