

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 April 2017 08:40
To: Planning Scanning
Subject: FW: A/11/17/OUT / Land south of New Road (A259) & East of Brook Lane Angmering / (sussex)
Attachments: NR recommendation 2.pdf

Further consultation response from Network Rail.

From: David Innes
Sent: 04 April 2017 16:42
To: Planning.Responses
Subject: FW: A/11/17/OUT / Land south of New Road (A259) & East of Brook Lane Angmering / (sussex)

For upload.

thanks

David Innes | Planning Consultant , Strategic Development, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

[Redacted]
Sent: 04 April 2017 16:19
To: David Innes
Cc: Town Planning SE
Subject: RE: A/11/17/OUT / Land south of New Road (A259) & East of Brook Lane Angmering / (sussex)

David

Further response attached. Happy to discuss trigger points, condition wording etc.

Kind regards

Dan

From: Khan Wasil On Behalf Of Town Planning SE
Sent: 04 April 2017 12:10
To: Chalk Daniel
Cc: Town Planning SE
Subject: Ref: A/11/17/OUT / Land south of New Road (A259) & East of Brook Lane Angmering / (sussex)

[Redacted]
Sent: 29 March 2017 11:48
To: Town Planning SE
Subject: Ref: A/11/17/OUT / Land south of New Road (A259) & East of Brook Lane Angmering / (sussex)

To: National Town Planning Manager

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/11/17/OUT

Registered: 18-JAN-17

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

Grid Reference:

Category: Plan Applicat'n

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). This application is a Departure from the Development Plan.

I am able to inform you that I have received an amendment to the above application dated 27th March 2017 relating to:- additional Retail information

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 27th April 2017.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr D Innes who can be contacted on telephone number [REDACTED]

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN



Arun District Council
Planning Team

(Sent by email)

Dan Chalk
Senior Town Planner

1 Eversholt St
London
NW1 2DN



18.04.2017

Dear Sirs,

A/11/17/OUT / Land south of New Road (A259) & East of Brook Lane Angmering Land south of New Road (A259) & East of Brook Lane Angmering

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).

I refer to the above application received here on 18.04.2017 following a further consultation process and Network Rail's previous response on 10.02.2017.

Network Rail has since been made aware of an additional application in the nearby vicinity to the application site ref. A/44/17/OUT / Land west of Brook Lane and South of A259: Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

Although both applications have been assessed on their own merits the cumulative impact of both proposals being permitted should now also be considered.

The applicant of planning ref. A/44/17/OUT recognises that their development will impact the level crossing. The applicant is confident that the impact of the development will be considerable and has, commendably, proposed to construct a footbridge over the railway.

Network Rail considers the seeking of contributions to mitigate increased safety risk to be reasonable for a proposal which, at this stage of the assessment, will likely result in significantly increased usage at the crossing. It is noted that any obligation which is sort must be fairly and reasonably related in scale and kind to the development which is why we are open to discussion as to the best way of mitigating the increased safety risk; we will only request a contribution towards what is often a costly safety improvement (i.e. a footbridge) for Network Rail to undertake should no other suitable method be found.

Network Rail previously withdrew our recommendation to provide a footbridge as it was not considered fairly and reasonably related in scale and kind to the development. In light of the two applications coming forward (one of which proposes a footbridge) we believe the only fair solution is for both applications to share the cost. It is therefore Network Rail's recommendation that a footbridge be provided prior to beneficial occupation of either development.

Yours faithfully,

A solid black rectangular box used to redact the signature of Dan Chalk.

Dan Chalk MRTPI, MCIHT, MIHE
Senior Town Planner