

From: David Innes
Sent: 20 July 2017 16:24
To: Planning.Responses
Subject: FW: Land off A259 New Road, Rustington, Littlehampton A/11/17/out

Please upload to A/11/17/OUT

Thanks

David Innes | Planning Consultant , Strategic Development, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: David.Innes@arun.gov.uk

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



Save the environment - think before you print.

From: [REDACTED]
Sent: 19 July 2017 11:26
To: David Innes
Subject: RE: Land off A259 New Road, Rustington, Littlehampton A/11/17/out

David,

In response to the additional information, please find attached my additional comment.

Kind regards,

Dom

Dominic Smith | County Highways Manager (Development Management), Planning Services, Economy Planning and Place Directorate, West Sussex County Council | Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

From: David Innes [<mailto:David.Innes@arun.gov.uk>]
Sent: 07 July 2017 16:14
To: Dominic Smith
Subject: FW: Land off A259 New Road, Rustington, Littlehampton A/11/17/out

Hi Dominic,

Further to your comments on highways, the agent has submitted further highways information.

Can you provide your further comments.

Thanks

David

David Innes | Planning Consultant , Strategic Development, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: David.Innes@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: [REDACTED]
Sent: 07 July 2017 11:52
To: David Innes
Subject: Land off A259 New Road, Rustington, Littlehampton A/11/17/out

David

Please find attached a response to the only outstanding highways point.

With regard to delivery of the site access we would suggest the following Grampian condition. Clearly any third party approvals would need to be in place before this could be satisfied and the development commenced:

“Access (details required, access provided prior to commencement)

No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details hereby approved. Reason: In the interests of road safety”

The above would be consistent with the condition suggested by the WSCC in respect of application A/44/17/OUT

We look forward to discussing progress.

Regards

Edward

Edward Ledwidge MRTPI
Partner

Montagu Evans LLP
5 Bolton Street, London W1J 8BA
Direct: 020 7866 8601
Mobile: 07958 515318
Secretary (Louise): 020 7312 7408



 **MONTAGU
EVANS**

This e-mail is intended solely for the person to whom it is addressed. It may contain confidential or privileged information. If you have received it in error, please notify the sender immediately and destroy the transmission. You must not copy, distribute or take any action in reliance on it.

Montagu Evans LLP is a limited liability partnership registered in England and Wales. Registered number OC312072. A list of members' names is available for inspection at the registered office 5 Bolton Street, London W1J 8BA.

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 19th July 2017

**FROM: Dominic Smith TO: Arun District Council
FAO: David Innes**

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 (WSCC), in its capacity as the Local Highway Authority (LHA), has been re-consulted on the proposed development south of New Road, Rustington.

Further to comments made by the LHA on 27th April, the Applicant has subsequently submitted additional information to address the points raised in the response.

Safety Audit – Weaving Length

Further information has been supplied in respect of this matter raised in the Audit and reviewed by the WSCC Lead Safety Auditor. The weaving distance of 90m is accepted, and advanced warning signage shall also be installed that shows the layout of the successive junctions. The location and specification of the signage shall be agreed at the detailed design. An Exception Report to clarify the acceptance and a signed copy of this document shall be forwarded to the Planning Authority once complete.

Adoption

The Applicant has indicated that they would wish to offer the site access, mini-roundabout and access south of the public house to the western boundary for adoption. WSCC would not adopt the on-site internal roads at this time, but will accept an adoption that includes the entirety of the splitter island and the section of roads immediately adjacent to the left in, left out junction onto the A259.

If the intention is to offer the on-site road for adoption in the future as part of the residential scheme then it should be built to adoptable standards (standard specifications are available for viewing on the WSCC website), and WSCC should be given the opportunity to inspect the construction throughout the build period.

In addition, the sharp bend at the western end of the site by the existing bridge over the Brook would not be suitable for adoption and would require redesign if included as part of any future residential scheme offered for adoption. However, given that the road is to remain un-adopted and that it is outside of the public highway, the LHA does not object to the design remaining in its current format.

Conditions

Access

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Dominic Smith
Planning Services