



19 January 2018

Claire Potts
Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref VL/SPRUST(BROOKLANE).1
Your Ref A/11/17/OUT

Dear Ms Potts

Land South of A259 New Road and East of Brook Lane, Angmering, West Sussex --
Planning Application A/11/17/OUT

Further to my letters of 2nd August 2017 and 6th September 2017 I write, on behalf of our client, Store Property Investments Ltd, to raise concerns regarding SDB Investments Limited and Commercial Development Projects Ltd application for development at the above site. Specifically, my concerns relate to this development's access arrangements.

Store Property Investments Ltd have secured planning consent for a residential and care home development on land to the west of Brook Lane, application A/169/17/OUT, which needs to be considered as a committed development.

Proposed Vehicular Access and Diversion of Brook Lane

The proposed access arrangements for planning application A/11/17/OUT are shown on Redwood Partnership's drawing number REDW-3167-131 Rev B. It is intended that Brook Lane's direct access to the A259 would be closed and that Brook Lane would be diverted to pass south of the public house, through the mini-roundabout, to connect to the A259 via a new left-in/left-out access. In my letter of the 6th September 2017 I advised that the proposed diverted route of Brook Lane, through the mixed-use food store and pub development, is unsuitable as an access to the residential and care home development. The proposed alignment of the diverted route is contorted and narrows severely where it joins Brook Lane. Diverting Brook Lane, as proposed, would not provide a safe and suitable access. This is now a material consideration as the residential and care home development is a consented development.

In the Redwood Partnership's letter of 2nd August 2017, it is stated that they are working with West Sussex County Council to agree the principle of the Highway Authority adopting the site access, mini roundabout and public house access road in order that Brook Lane can be diverted. As stated in my letter of 6th September 2017, the highway authority, West Sussex County Council, have already advised the applicant that they would only adopt the left-in/left-out access at the A259 and that they would not adopt the internal roads (West Sussex County Council consultation response dated 19th July). The highway authority has also advised that the proposed sharp bend at the western end of the site, by the existing bridge over the Brook, would not be suitable for adoption. This is consistent with the advice I provided in my letter of 6th September 2017.

The proposed access arrangements for planning application A/11/17/OUT would result in existing and future residents of Brook Lane having to pass through third party land to obtain access to the adopted highway, which is wholly unacceptable. The highway authority confirmed to the applicant on 19th July that the diverted route being proposed is not suitable for adoption. The applicant has proposed no alternative access arrangement in the six months since receiving

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this advice from the highway authority. However, in the interim period, the Planning Authority has consented the residential and care home development.

The highway authority's most recent consultation response, dated 8th September 2017, states that their comments are based on there being no consent on the adjacent land. As this land now has consent for a residential and care home development it is expected that the highway authority will provide a further consultation response.

Connectivity

Jonathan Perks, the Public Rights of Way Officer, provided a further consultation response on planning application A/11/17/OUT on 3rd October. Mr Perks notes that there is no recorded public access right from the at-grade railway crossing to the proposed development and advises that formal access rights should be secured as part of any planning permission.

I trust that these comments are helpful and will be considered in determining the planning application.

Yours sincerely



Vera Lamont
Director



cc.

Ross Moyler
Sarah Wickens
Steven Shaw

Store Property Investments Ltd
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West Sussex County Council