

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Claire Potts
FROM:	Highways, WSCC
DATE:	5/07/2018
LOCATION:	Land south of, New Road (A259) & East of Brook, Angmering
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). This application is a Departure from the Development Plan. Additional plans received.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Following the deferral of planning application A/11/17/OUT at the May planning committee the applicant has submitted the following information:

- Redwood Partnership Drawing REDW-3167-132 Highway access plan
- Redwood Partnership Drawing REDW-3167-133 Highway works – connection to adjacent development

These plans demonstrate that access can be provided into the adjacent site; subject to agreement of rights of access which are a private and non-planning matter. The adjacent site has outline planning consent for residential units and a care home which were approved under A/169/17/OUT. Given that the applicant has demonstrated that the committed scheme A/169/17/OUT can still be accessed and that this application does not preclude the consented scheme from coming forward the Highway Authority would not object to this application.

The Local Planning Authority should note that dependent on the timing of approval of this application and other applications within the vicinity all applications must take

account of any consents to ensure that a scenario does not occur where two access points are approved which could be contradictory and the permission that would not be implementable or junctions that are located too close to each other. The Highway Authority would look for the LPA to encourage the applicants to work together to provide a comprehensive development and single access arrangement which delivers both sites. Depending on the timing of any approvals of other applications this therefore may alter the Highway Authority comments on this and other applications.

The applicant should also note that the Highway Authority would not be willing to adopt the internal access roads as has been indicated on drawing number REDW-3167-132 and these roads would remain private.

Steven Shaw
West Sussex County Council – Planning Services