

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>TO:</b>                      | Arun District Council<br>FAO: Claire Potts                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>FROM:</b>                    | Highways, WSCC                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>DATE:</b>                    | 21/11/2019                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>LOCATION:</b>                | Land south of, New Road (A259) & East of Brook, Angmering                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>SUBJECT:</b>                 | A/11/17/OUT<br>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).<br><br>This application is a Departure from the Development Plan. |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>RECOMMENDATION:</b>          | <input type="checkbox"/> Advice <input checked="" type="checkbox"/> Objection<br><input type="checkbox"/> Modification <input type="checkbox"/> No Objection<br><input type="checkbox"/> More Information <input type="checkbox"/> Refusal                                                                                                                                                                                                |
| <b>S106 CONTRIBUTION TOTAL:</b> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Following Arun planning committee's recent approval of applications A/23/15/OUT and A/83/18/RES Arun District Council have requested updated comments from West Sussex County Council as Highway Authority on application A/11/17/OUT. The Highway Authority had previously stated that the timing of any decision may result in amended comments from the Highway Authority on other adjacent applications within the vicinity of the two sites coming forward in this area.

Given the approval of the site accesses associated with applications A/23/15/OUT and A/83/18/RES the applicant for application A/11/17/OUT has failed to demonstrate that they can deliver a safe access to the site whilst not prejudicing the committed development A/83/18/RES from coming forward. The local of the access would impact upon the deceleration lane proposed to serve applications A/83/18/RES and A/23/15/OUT. In light of the WSCC as Highway Authority objects to the planning application.

**Steven Shaw**  
West Sussex County Council – Planning Services