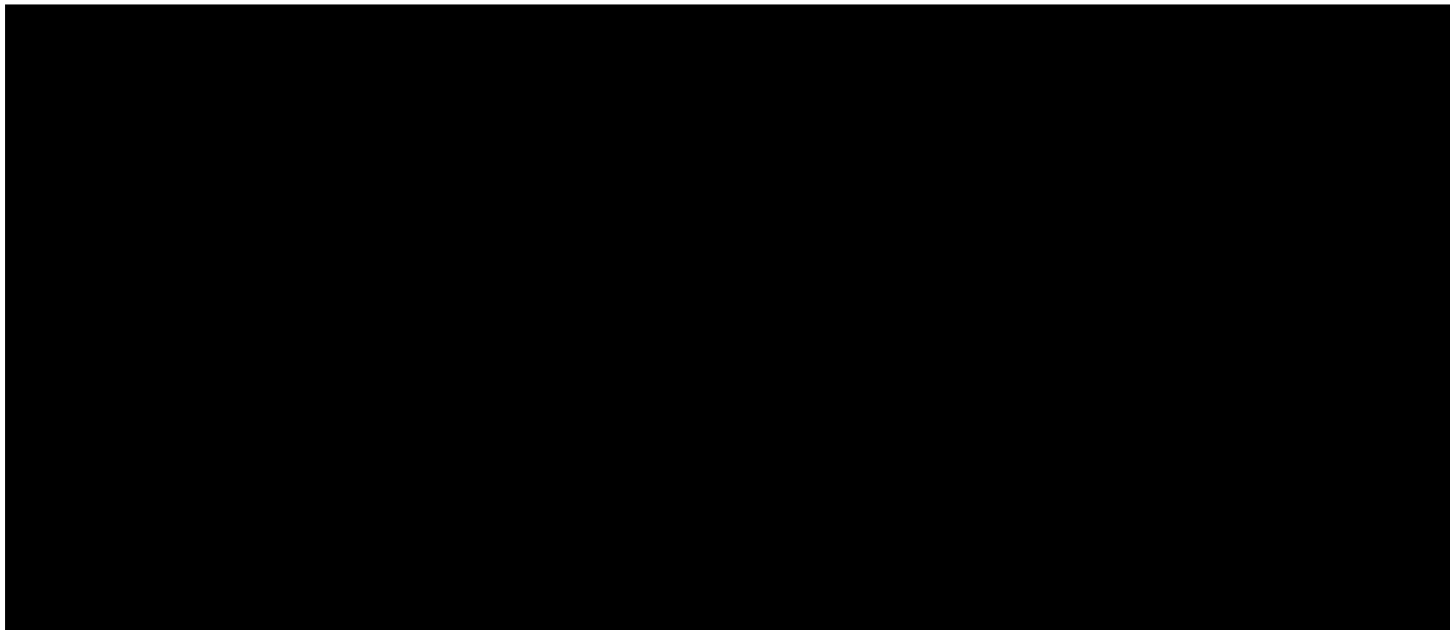
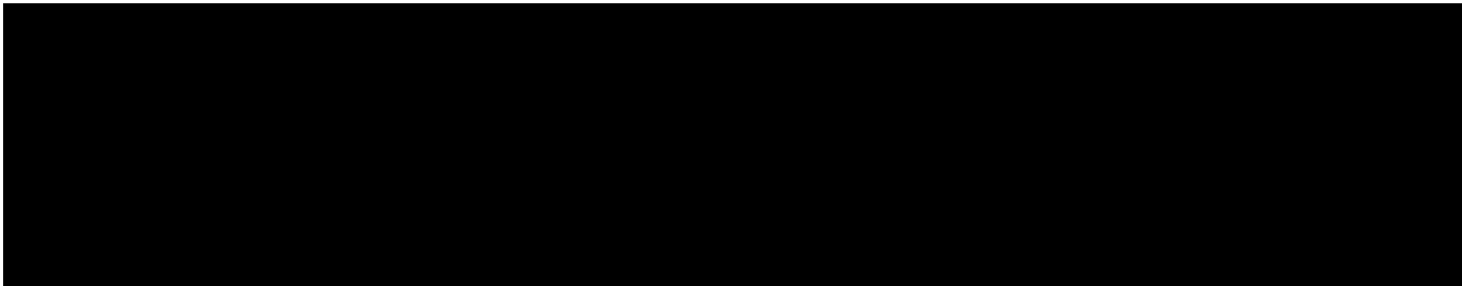




From: Serena Page [REDACTED]
Sent: 17 September 2018 15:59
To: Claire Potts
Cc: David Easton
Subject: A/23/15

Dear Claire,

Thank you for forwarding the revised plan issued to you by SDB. On the basis that this mirrors the access solution that we are proposing, we do not have any further comments to make on their application in terms of access. However, we maintain our objection to the application for the same reasons that it was previously recommended for refusal, in terms of the failure of the application to comply with Local and National Planning Guidance in respect of the sequential test.

In addition we have had sight of the proposed conditions in respect of application A/23/15 via your online portal and we have the following comments to make (albeit some of these may be picked up by the Applicant's latest amendments):

- The proposed planning conditions (in particular condition 5) need to be amended to refer to the latest drawings that have been consulted on (assuming that these are acceptable to WSCC) insofar as they relate to access, and the basis of the Road Safety Audit;
- The proposed wording of the condition 5 should be amended such that the condition requires that 'No development other than the works associated with the construction of the access shall commence' until the access road has been completed in full in accordance with the approved drawings.

We would suggest the following wording:

“The development hereby approved shall be in accordance with the following approved drawings :

- REDW-3167-137 Highways Access Plans [and other drawings that will be updated on a consistency basis to accord with the Highways Access Plan]”

“No development of any unit on site shall occur, until all the works to complete the access in full to serve the development (including the junction with the A259 and the mini roundabout with connections to provide vehicular access to adjoining land and development) as shown on the approved drawings have been completed to the satisfaction of West Sussex County Council”

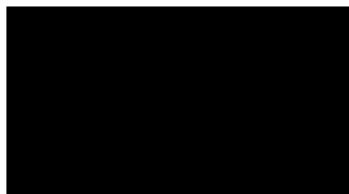
Kind regards,

Serena

Serena Page
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Partner



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