

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Claire Potts
FROM:	Highways, WSCC
DATE:	12/9/2018
LOCATION:	Land south of New Road (A259) and East of Brook Lane, Angmering
SUBJECT:	A/23/15/OUT Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & associated works. Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level - This is a Departure from the Development Plan Amendment plan. Amendment received. Amendment received on 22.08.2018.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

WSCC as Highway Authority have been reconsulted on revised plans submitted on 22nd August 2018. The revised plans detail that an additional arm off the min-roundabout could be provided to facilitate access to the adjacent site to the west, which benefits from outline planning consent.

The Highway Authority previously raised concerns that the applicant had failed to demonstrate that this development did not preclude committed development on the adjacent site from coming forward. The revised drawing now demonstrates that there is the potential for an access to be provided to facilitate access to the site to the west. This addresses the previous Highway Authority concerns.

Should the application be approved the Highway Authority would look for conditions on the following matters to be included on any permission granted:

- The need to produce and submit a Construction Management Plan
- That the car, cycle and motorcycle parking and internal access road, turning areas and footways and cycleways are constructed prior to first occupation of the units hereby approved
- The need to deliver the site access from the A259 in accordance with the approved drawing

The following informative should be included on any permission granted:

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Steven Shaw
West Sussex County Council – Planning Services