

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC - Highways Authority
DATE:	8 March 2021
LOCATION:	Land South of Water Lane Angmering
SUBJECT:	A/24/21/PL Erection of a temporary sales cabin with 4 parking spaces and associated landscaping. CIL Zone 1 - This application is zero rated as temporary building.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

It's recognised that the proposed use is to be accessed from Weavers Hill via an access permitted through A/99/17. The access was permitted through the 2017 application for the purposes of providing pedestrian, cyclist, and as an emergency access. Details of the access arrangement, covered by condition 11 on A/99/17, have been approved through A/201/20. For the purposes of the current application, the only aspect that would sought to be clarified is visibility for emerging vehicles. Whilst this is acknowledged as being a vehicular access, the anticipated level of vehicular use from the permitted scheme would be minimal. As such, confirmation would be sought that adequate visibility can be achieved onto Weavers Hill.

Whilst the works are indicated as being temporary, no indication is given of the potential length of time the cabin will be in place for. It would be helpful if this can be confirmed. If permitted, the Local Planning Authority, should ensure a suitable condition is imposed requiring the cessation of use of the temporary area and the use of the access for associated vehicular purposes.

Although the likely build out period of the temporary sales area would be quite short, a construction management plan is still advised. Primarily the CMP would deal with matters of vehicle routing. In these respects, it is acknowledged that some access for construction purposes would be required from Weavers Hill. This isn't ideal given that a width restriction is in place on Weavers Hill. The presence of this restriction does not preclude access however.

In summary, there are no in principle issues subject to adequate visibility being demonstrated as achievable.

Ian Gledhill
West Sussex County Council – Planning Services