WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	5/07/2018
LOCATION:	Land west of Brook Lane and South of A259 Angmering
SUBJECT:	A/46/18/RES Approval of reserved matters following outline consent A/169/17/OUT for access. This application also lies within the parishes of Littlehampton & Rustington.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☑ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Application A/46/18/RES seeks approval of the reserved matters in relation to access associated with application A/169/17/OUT. The applicant is proposing a left in left out vehicular access from the A259.

The applicant has undertaken a design review and stated that there are no departures from standard and undertaken a Stage 1 Road Safety Audit and provided a designers response. The applicant has submitted a drawing entitled Possible Linkage to adjacent site (Drawing Number SPRUST(BROOK LANE) 1/10) which demonstrates that a potential connection can be provided to the adjacent site (application A/23/15/OUT) which Arun Planning Committee were minded to approve at the May committee. This therefore demonstrates that the proposed access does not proclude the application (A/23/15/OUT), which is minded to approve, from coming forward; subject to agreement of rights of access which are private non planning matters. Given that the applicant has demonstrated that the adjacent scheme which is minded to grant (A/23/15/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 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.

A condition should be included on any permission granted that states the access should be provided prior to first occupation of the development and the following informative 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 (01243 642105) 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