

Luken Beck Ltd
30 Carlton Crescent
Northgate
Southampton
SO15 2EW

Date: 28th July 2022

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:

Our Ref: A/90/22/DOC

Dear Mr Johnson,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under A/40/18/OUT relating to conditions 23-
Broadband provision, 33-risk associated with contamination and 39-bus access route.
Land North of Water Lane and South of A27 Angmering BN16 4EU

Notification regarding the above application:

Condition Number 39

Before the development is commenced, a scheme setting out the detailed designs of the width, alignment and construction of the proposed bus access route through the development, including the provision of bus stops and the design and control of the access to Dappers Lane, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

Reasons: In the interest of road safety and sustainable development, in accordance with Policy D DM1 of the Arun Local Plan. The condition is pre-commencement as the details required are required to be approved in advance of construction.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:** WSCC have confirmed that they require a northbound bus stop on the spine road and therefore it is considered that this application cannot be discharged as the layout has not been agreed. Additionally, there is a lack of detail regarding any signage of the bus access route to ensure adequate control of the highway. Therefore, the condition is refused.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC', followed by a small dot.

Neil Crowther
Group Head of Planning