

# ARUN DISTRICT COUNCIL

## REPORT TO AND DECISION OF DEVELOPMENT CONTROL COMMITTEE ON 02 DECEMBER 2020

### PART A : REPORT

**SUBJECT:** Arun District Council consultation response to WSCC planning application (reference WSCC/052/20) for Phase 1 A29 re-alignment scheme (ADC reference BN/126/20/WS).

**REPORT AUTHOR:** James Cross (Strategic Sites Project Officer)  
**DATE:** 19 November 2020  
**EXTN:** N/A  
**PORTFOLIO AREA:** Planning

**EXECUTIVE SUMMARY:** West Sussex County Council have now submitted a planning application to themselves for the Phase 1 A29 re-alignment. The determining authority comprises West Sussex County Council.

The delivery of the A29 is considered to have wider implications for the delivery of the Council's Strategic Housing Development Site SD5 (Barnham, Eastergate and Westergate BEW).

Having reviewed the submission in full, Officers consider that their submission is acceptable, on balance. It is therefore recommended to support Arun District Council's proposed consultation response to West Sussex County Council's development.

**RECOMMENDATIONS:** That Development Control Committee approve the Arun District Council consultation response as set out in the letter (appended to this Report) for submission to West Sussex County Council in response to application reference WSCC/052/20.

#### 1. BACKGROUND:

West Sussex County Council has now submitted a planning application to themselves for the Phase 1 A29 Realignment. The delivery of the A29 is considered to have wider implications for the delivery of the Council's Strategic Housing Development Site SD BEW and also forms an integral part to the delivery of the Arun Local Plan.

Officers have therefore prepared a response to the County Council's application in draft for approval by the Development Control Committee.

#### 2. PROPOSAL(S):

The submission seeks planning permission for the first phase of the A29 re-alignment project. The route of the re-aligned A29 is detailed in the adopted Arun Local Plan. The proposed development seeks to create additional capacity for expected traffic growth in conjunction with the delivery of the Arun Local Plan. Throughout the Plan period this will

support the delivery of around 11,400 new homes and approximately 104,000 sqm of commercial development. The delivery of the A29 will also improve journey times on the A29 by avoiding the Woodgate Level Crossing, Lidsey Bends and A29/B2233 War Memorial Junction.

**3. OPTIONS:**

- 1) Support the proposed development without further amendment
- 2) Support the proposed development with further amendment
- 3) Object to the proposed development

Officer's recommend that option 1 should be undertaken. The principle of the delivery of the A29 delivery is supported by the Local Planning Authority and is integral to the delivery of the Arun Local Plan.

Arun District Council wishes to ensure the decision making process by West Sussex County Council is one that is both robust and underpinned by the latest evidence base, in line with best practice. Arun District Council therefore recommends to support the proposed development.

**4. CONSULTATION:**

Substantial consultation has been undertaken with both internal ADC consultees, West Sussex County Council, relevant Town and Parish Council and District Ward Councillors as part of the emerging proposals for BEW. The proposed development aligns with the ongoing work which has been subject to consultation. This ongoing engagement and relevant correspondence have fed into the District Council's consultation response.

All parties below have had an opportunity to comment on the application directly to West Sussex County Council as part of their engagement process. ADC consider that WSCC, acting in their capacity as the determining authority, have the ability and capacity to consider all appropriate planning matters, including relevant engagement.

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	<b>X</b> <i>As part of BEW proposals</i>	
Relevant District Ward Councillors	<b>X</b> <i>As part of BEW proposals</i>	
Other groups/persons (please specify)	<b>X</b> <i>ADC Environmental Health</i>	

**5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES:  
(Explain in more detail at 6 below)**

	YES	NO
Financial		X

Legal		X
Human Rights/Equality Impact Assessment		X
Community Safety including Section 17 of Crime & Disorder Act		X
Sustainability		X
Asset Management/Property/Land		X
Technology		X
Other (please explain)		X

**6. IMPLICATIONS:**

Should the proposed development not be supported then the delivery of the Arun Local Plan would be delayed. Much of the strategic growth in terms of housing and employment land relies upon the new A29 to mitigate highways impacts and prevent localised impacts on traffic.

**7. REASON FOR THE DECISION:**

The District Council's assessment of the proposed development details that the development, on the whole and on balance, would accord with the Arun Local Plan. It considers that the material considerations in the form of biodiversity net gain, are not of such significant weight as to warrant deviating from the Development Plan. Therefore, Arun District Council supports the approval of this planning application, subject to confirmation that the proposals take into account the increased dwelling yield at BEW.

**8. BACKGROUND PAPERS:**

*Proposed Arun District Council Consultation Response – attached as appendix to Report.*