ADUR DISTRICT COUNCIL

Planning and Development

James Hicks
Pegasus Group
4 The Courtyard,
Lockington
Derby
DE74 2SL

Sent by Email

Our Ref: JA/AWDM/

26th April 2024

Dear James,

Re: Planning Conditions relating to completion of the A27 Junction attached to planning permission AWDM/1093/17 (condition 17 and 18).

Further to our various discussions between us and your client Pannatoni, I have set out below the Councils permission regarding any potential enforcement action for non-compliance with the above planning conditions.

Conditions 17 and 18 (set out in full below) were imposed following advice from National Highways to ensure that the new roundabout junction was completed prior to the occupation of the industrial units at the airport. The delay in the completion of the works, due to the original Contractors going into administration, has meant that there is a risk that all works required by the conditions have not been completed.

17. The commercial floorspace hereby approved shall not be occupied until the A27 access roundabout shown on drawing VN40408_PL-015-J has been completed to the satisfaction of Highways England and West Sussex County Council as local highway authority.
Reason: In the interests of ensuring safe and suitable access to the public highway.

18. Prior to bringing any part of the floor space into use of the development hereby permitted in conjunction with Conditions 1 or 2, the shared footway improvements on the northern side of the A27 Old Shoreham Road and to the east of Coombes Road shall be provided in accordance with Vectos Drawing No. VD14260-SK0101 Rev C (GENERAL ARRANGEMENT OPTION A 2.5m FOOTWAY/CYCLEWAY) and HED Drawing No. HED-1172-LA-601 Rev 01 (River Adur to Coombes Road NMU Link — Master Plan and Elevation) and opened for use by the public.

Reason: In the interests of highway safety and to improve pedestrian and cycle access to and from the site.

I have been in discussion with both West Sussex as the Local Highway Authority (LHA) and National Highways and given the advanced stage of completion of the roundabout (and recent addition of traffic signals) both authorities have agreed that it would not be expedient to take any action if any of the industrial units were to be occupied in advance of any remaining highway or footway works. It is relevant that the roundabout has been operating safely for some months now and we have had due regard to the Highways Report that you had commissioned which also concluded that the roundabout is operating effectively.

It is likely that the only outstanding works may be in relation to the off-site footpath to be provided on the north side of the A27 and I understand that even these works would be completed by June.

I also note that you have now submitted a planning application under s73 to vary the outline planning conditions and this would be a further reason for not taking any action until this had been determined (by which time all works are likely to have been completed in any event).

I hope this letter provides some reassurance to your client about the current approach of the Planning Authority to a possible temporary breach of these two conditions whilst outstanding works are being completed.

Yours sincerely

[redacted]

James Appleton
Head of Planning and Development

[redacted]