

[REDACTED]

[REDACTED]

From: Franklin, Rich [REDACTED]
Sent: 26 October 2018 15:07
To: David Easton
Cc: Bowie, David; Franklin, Richard
Subject: RE: AL/44/18/RES

Dear David,

Thank you for your email below.

I work with David Bowie at Highways England and he has asked me to look into this matter.

I note that Highways England was not consulted on the variation in condition application (AL/57/16/PL). However, I have undertaken my own assessment and can confirm that in light of the amended wording of condition 12 previously approved, the quantum of development is acceptable.

Should you have any queries regarding this response, please contact me at

[REDACTED]

Regards,

Richard Franklin

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close,
Guildford GU1 4LZ | Registered in England and Wales No. 9346363
Web: www.highwaysengland.co.uk

From: David Easton [<mailto:David.Easton@arun.gov.uk>]
Sent: 26 October 2018 10:43
To: Bowie, David; [REDACTED]
Subject: AL/44/18/RES

Dear Rachel/David,

You previously provided a consultation response on the above reserved matters application and stated that;

"We also note that Condition 12 – that The development hereby permitted shall not exceed a total quantum of 17,453m² B2 floorspace only, and shall not include any B8 floorspace – is exceeded by the current proposals. We

consider that this increase will result in an increase in vehicular trip generation. We therefore require that revised data and assessment is provided as, as outlined in previous correspondence relating to the site, the A27/A29 Fontwell Avenue junction and the A27/A259 Bognor Road roundabout are both sensitive to even small changes in peak hour traffic flows and congestion levels are already considered significant. We would also require that the proposed mitigation is demonstrated to be able to cope with any increased demand."

However, permission was granted under reference AL/57/16/PL for the variation of Condition 12 to read;

"The development hereby permitted shall not exceed a total quantum of either 17,453m² B2 floorspace (in accordance with B2 Illustrative Masterplan DLA.1643.L003.02) or a total quantum of 20,453m² (B2 and B8 floorspace combined) with no more than 13,506m² B8 floorspace (in accordance with B2/B8 Illustrative Masterplan DLA.1643.L003.03)."

Therefore, the quantum of development proposed by this development is in accordance with Condition 12. In the determination of AL/57/16/PL it was identified by WSCC that;

"Use classes within B2 generate a greater volume of vehicular movements, and generate a greater demand for parking. When reviewing the original application a B2 rate was applied to all floor space to ensure a robust assessment of the potential impact. Use of the site by B8 uses would lessen the impact on the local network."

As such, could you confirm that in light of the amended worded of condition 12 previously approved that the quantum of development is acceptable?

Kind regards,
David Easton

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