

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Michael Eastham
FROM:	WSCC - Highways Authority
DATE:	6 May 2021
LOCATION:	Land At Salt Box West Of Shripney Road Bognor Regis PO22 9NW
SUBJECT:	BE/61/21/DOC Approval of details reserved by condition imposed under hybrid application BE/135/18/PL relating to Full Condition Nos 7 - vehicular link from Salt Box site through to Rowan Park Caravan Park, 8 - car parking & secure cycle parking spaces, 22 - method of storage & disposal of litter & waste including recycling facilities, 23 - footpath connections between Salt Box and Bersted Brooks Local Nature Reserve and Rowan Park Caravan Park, 26 - facilities for storage of oils, fuels or chemicals and 38 - equipment to discharge odours & fumes from cooking process.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Comments are made in respects of those conditions relevant to WSCC Highways.

Condition 7 (Vehicular Link to Rowan Park) – Although not requested by WSCC, the purpose and need for the link is understood. The proposed link reflects the nature of the roads proposed within the current planning application and as such is considered to be appropriate to accommodate potential future development at Rowan Park. Based on the details submitted, condition 7 can be discharged.

Condition 8 (Car and Cycle Parking) – Details of car parking have already been approved as part of the initial planning permission. No further comments are made in respects of car parking. Details of cycling parking have been provided for units 2, 4, 5, and 8. As such, WSCC are seeking only to agree cycle parking for these units. The details provided are considered appropriate in light of the nature of proposed units. Based on the details submitted, condition 8 can be discharged for units 2, 4, 5 and 8.

Condition 23 (Provision of a Pedestrian Link to Bersted Brooks) – Again, this condition was not requested by WSCC Highways and it's unclear if the proposed footpath connects with anything beyond the red edge of the application site. Nevertheless, the proposed width and construction of the footpath connection appears appropriate. Based on the details submitted, condition 23 can be discharged.

Ian Gledhill
West Sussex County Council – Planning Services