

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	17 December 2021
LOCATION:	Land West of Fontwell Avenue Fontwell Eastergate PO20 3RX
SUBJECT:	BN/147/21/OUT Outline application with all matters reserved (except access) for the erection of up to 8 No. dwellings.. This application also lies within the parish of Aldingbourne.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	Advice / No Objection
S106 CONTRIBUTION TOTAL:	

The Local Highway Authority (LHA) has been consulted in relation to any highway safety or capacity concerns.

The above proposal is for an additional 8 dwellings on the site. These will use the already consented access from Fontwell Avenue, permitted under planning application BN/50/20/P for 42 dwellings, which is also proposed to be used for the 69-dwelling development under planning application AL/113/21/PL, which is currently a live planning application.

In terms of extra traffic for this proposal, the proposal is likely to add around 4 two-way trips in the AM and PM peak hours, this is not a significant lift in levels that would then trigger further assessment of the consented access point.

The site Travel Plan should be updated to include these additional dwellings and the Construction Management Plan to include these additional dwellings.

Should the Local Planning Authority (LPA) grant planning consent the following conditions should be applied.

Conditions:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

EV Charging (LPA wording)

Emma Avis (MCIHT) – Transport Planner
West Sussex County Council – Planning Services