

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council FAO: Raymond Cole
FROM:	Stephen Gee <u>WSCC</u> - Highways Authority
DATE:	16 March 2021
LOCATION:	<u>GTR</u> land east of <u>Fontwell</u> Avenue <u>Arundel</u> Road <u>Arundel</u> <u>BN18 0SB</u>
SUBJECT:	<u>BN/18/21/PL</u> 5000 sq m of light industrial floor space (ClassB1 (b)/(c) following grant of outline planning permission WA/22/15/OUT (resubmission following BN/57/19/RES). This site is in CIL Zone 1 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection
S106 CONTRIBUTION TOTAL:	n/a

The application is for the approval of reserve matters for 5000sq m of employment space at land east of Fontwell Avenue. A scheme was previously approved under planning reference BN/57/19/RES.

Changes to the internal layout are proposed which would reduce the distance HGV and refuse vehicles would need to travel to serve the southern building.

It is noted that a reduction of 5 electric vehicle charging spaces are shown in the western parking area from the previous application. It is recommended that the total provision is checked against the Arun policy requirements.

Conclusion

No objection is raised to the application, subject to the following 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.

EVC Parking Spaces

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

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies

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.

Stephen Gee

West Sussex County Council – Planning Services