

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u> Raymond Cole
FROM:	<u>Stephen Gee</u> <u>WSCC</u> - Highways Authority
DATE:	6 August 2020
LOCATION:	Land East of <u>Fontwell</u> Avenue <u>Fontwell</u> <u>BN18 0SB</u>
SUBJECT:	<u>BN/57/19/RES</u> Approval of reserved matters following the grant of WA/22/15/OUT for a 2 No. non-residential buildings. An amendment received.
DATE OF SITE VISIT:	<u>n/a</u>
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Background

Revised plans have been provided by the applicant:

Parking

A total of 105 parking spaces are shown on Block Plan 500 (of which 25 provide electric vehicle charging) and 6 motorbike parking spaces. It is noted the applicant has not provided a justification for the level of car parking however the over provision over ADC standards would reduce the potential for parking outside of the site, whilst no objection is raised to the level of parking the level could reduce the impact of any travel plan measures to be developed (secured in condition of APP/C3810/V/16/3143095).

Cycle Parking

34 cycle parking spaces are shown on Block Plan 500

Vehicle tracking

Tracking has been provided for a refuse vehicle and fire tender and is acceptable.

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