



Arun District Council
Arun Civic Centre
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Mr A Cozens
Casa Prima
Westergate Street
Westergate
West Sussex
PO20 3RH

Your Ref: EG/3/13/DOC

Please ask for:

Miss K Rawlins

21 March 2013

Dear Mr Cozens

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Applicaton for details reserved by conditions 4 (stationing of vehicles) and 5 (replacement car
parking spaces) following a grant of planning approval EG/9/07/
Commercial House Fontwell Avenue,Eastergate,

Notification regarding the above application:

Condition Number 5

No works shall be undertaken until such time as a plan and construction specification have been submitted to and approved in writing by the Local Planning Authority showing the replacement car parking spaces at the junction of Level Mare Lane and Fontwell Avenue. The approved details shall be fully implemented before the the first occupation of any of the flats hereby permitted.

Reason: To provide replacement public car parking following the closure of the existing layby on Fontwell Avenue in accordance with policies DEV1 DEV5 NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

With respect to the details provided in connection with condition 5 of application EG/9/07, West Sussex County Highways agrees in principle to the proposed car parking spaces submitted in drawing 06/67/17. However, West Sussex County Highways would advise that the Highways Authority's mechanism for checking the acceptability of works within the highway is by way of Section 278 Agreement.

At present, the applicant has not made an application to enter into a Section 278 Agreement. Hence, whilst the broad details have been accepted through the planning process, it would be premature to discharge the condition prior to the submission of a S278 application. The applicant is requested to contact the Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'KARL', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration