

From: Jamie Brown [REDACTED]
Sent: 24 December 2014 12:07
To: Planning.Responses
Subject: FG-167-14

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 24/12/2014

FROM: Jamie Brown
TO: Arun District Council
FAO: Anita Gardner

SUBJECT: FG/109/14-Demolition of 52-56 Ferring Street and construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 3 No. two bed flats and 2 No. one bed flats and three retail units at ground floor (Use Class A1).

52-56, Ferring Street, Ferring, West Sussex, BN12 5JP

RECOMMENDATION:

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Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £N/A

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application follows the previously refused scheme at 52-56 Ferring Street for the construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of six flats and three retail units (FG/109/14/PL). From the highway point of view no concerns were raised to this application. From the highway point of view there would be no concerns with this proposal at the time.

This latest proposal seeks full planning permission for the demolition of 52-56 Ferring Street and the construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 5 x flats (2 x one bedroom and 3 x two bedroom) at ground, first and second floor and three retail units at ground floor (Use Class A1).

As part of the proposal the existing vehicle access will be closed with the option for additional parking in place of the existing access point. No private parking is provided however note is taken of the sustainable nature of the site near to a variety of bus and rail options. There is a bus stop located immediately to the north of the site which would be available for residents of the proposed flats and customers of the retail units. Cycle storage should be provided and must be secure, covered and capable of holding at least one cycle per bedroom.

The public parking spaces are not within the ownership of the applicant, it would appear they are generally used by customers visiting the existing Newview retail unit. As such, it is anticipated that the three proposed retail units would continue to benefit from these spaces in order to allow customers to park for short periods.

The site is recognised as having a permitted use as retail in the past. In considering the change of use the potential vehicle movements from the permitted use is a material consideration. In light of the scale of the permitted and proposed development, it is not considered that traffic generation would significantly vary between the two. It is not considered that this proposal could be resisted on the basis of traffic generation.

If the LPA are minded to approve this application a condition securing cycle parking and closure of the existing access should be included.

Jamie Brown
Strategic Planning

Jamie Brown AMCIHT|Technician, Strategic Planning Division, Residents' Services, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19

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