FG/84/11/NMA

Statement to accompany Application for Country Fayre by way of Non Material Amendment to Planning Application.

The reason for needing consent for a non material amendment to the planning consent number FG/33/10 is because my proposed Partner would only proceed and assist with the financing of the scheme if traffic lights are installed to enable a right hand turn into the site for traffic approaching from the west. At the present time customers coming from this direction because of the dual carriageway have to pass the site, travel one mile, and then come back toward the site after passing through another set of traffic lights. On the basis that 50% of the customers come from the west this releases the carriageway travelling west to east from accommodating that amount of traffic once it has passed Country Fayre. The proposal has been put before customers for their views and has received overwhelming support. The proposal also has support from the Highway Authority who will of course be accommodating the traffic light junction on Highway land. There are certain minor amendments within the Country Fayre site which is the reason for this application. These amendments refer to the exit and entrance within the site.

The original entrance is closed off to vehicular traffic and now accommodates pedestrian and cyclists thus separating them from vehicles to their enormous benefit. The proposed exit is widened to accommodate a one lane entrance and two lane exit. Apart from the relocation of a transformer substation as shown on the attached plan, there are no other changes within the Country Fayre site and for the avoidance of doubt there is no effect on the building or what goes on within it or the overall effect of the landscaping proposals. Furthermore, there is no change to the numbers of vehicles accommodated within the car park.

ARUN DISTRICT COUNCIL FG/84/11/NMA