

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u> Raymond Cole
FROM:	Stephen Gee <u>WSCC</u> - Highways Authority
DATE:	18 March 2021
LOCATION:	Land To East Of <u>Fontwell</u> Racecourse <u>Fontwell</u> Avenue <u>Eastergate</u> <u>BN18 0SW</u>
SUBJECT:	WA/100/20/DOC Approval of details <u>reserved</u> by condition imposed under APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition Nos 9 - Public Open Spaces, 10 - hard & soft Landscaping, 11 - protection of retained trees, 19 - Construction Management Plan, 22 - decentralised & renewable energy, 25 - Travel Plan and 26 - Non-Motorised User Audit. Amendment received.
DATE OF SITE VISIT:	<u>n/a</u>
RECOMMENDATION:	No Objection / More Information
S106 CONTRIBUTION TOTAL:	<u>n/a.</u>

19 - Construction Management Plan - Further Information required

The CMP states

"The access onto Fontwell Avenue will be completed prior to 103rd occupation as per the S106 Agreement, at which point the junction onto Arundel Road will be restricted for use as emergency access only. Until completion of the access onto Fontwell Avenue, it will be appropriate to utilise both points of access in order to complete the phased construction and infrastructure works and mitigate impact on the neighbours whilst limiting traffic on the existing highways."

The applicant should identify what measures would restrict general traffic utilising the route through the development.

The level of peak period trips has not been provided but the CMP details a total of 59 vehicle parking spaces and as such the peak period trip generation is likely to be below that of what the completed residential development would be. A total of approximately 18 HGV deliveries would be made daily during the construction phase (36 two way trips)

25 - Travel Plan

No objection to the discharge of condition.

Stephen Gee

West Sussex County Council – Planning Services