

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Stephen Gee Highways, WSCC
DATE:	12/02/2019
LOCATION:	Land East of, Fontwell Avenue, Fontwell, West Sussex
SUBJECT:	WA/1/19/PL Variation of condition 24 following the grant of WA/22/15/OUT (APP/C3810/V/16/3143095) to read 'No more than 150 units hereby permitted shall be occupied for more than two years lapse from the date of first occupation of the development (whichever is sooner) until the completion of the improvements to the A/27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 REV A - Proposed Roundabout Improvements'. This application also lies within the parish of Eastergate.
DATE OF SITE VISIT:	11/02/2019
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

Background

The application is for the variation of condition 24 from application ref WA/22/15/OUT (APP/C3810/V/16/3143095) to read 'No more than 150 units hereby permitted shall be occupied for more than two years lapse from the date of first occupation of the development (whichever is sooner) until the completion of the improvements to the A/27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 REV A - Proposed Roundabout Improvements'

The condition currently reads " No part of the development hereby permitted shall be occupied until the completion of the improvements to the A27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 REV A - Proposed Roundabout Improvements'

Pre application discussions took place with the applicants planning and transport consultants in October 2018.

The applicant has provided a technical note which sets out the trip generation of the initial 150 residential units and the modelling exercise undertaken.

Trip Generation

The initial phase of 150 units is anticipated to generate 85 AM two way vehicle trips and 77 PM two way vehicle trips, based on the previously agreed distribution 40% of the trips would route through the A27/A29 junction (34 AM and 31 PM trips) and 60% the south.

Modelling

The applicant has utilised the original VISSIM model as agreed with a 2022 base year scenario to test the impact of the additional trips generated by the 150 dwellings.

The highest level of additional delay in the AM peak for vehicles is 1 second and 2 seconds in the PM peak.

In the AM peak, northbound journey times would increase by 26 seconds over an route much wider than just the junction (as shown in figure 3.1) and in the PM peak a maximum increase of 4 seconds.

This impact of the variation is not anticipated to result in a severe cumulative impact on the operation of the local network in accordance with paragraph 109 of the National Planning Policy Framework

Conclusion

No objection is raised to the variation of the condition.

Stephen Gee
West Sussex County Council – Planning Services