

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>TO:</b>                      | <u>Arun</u> District Council<br><u>FAO:</u> Raymond Cole                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>FROM:</b>                    | Stephen Gee WSCC - Highways Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>DATE:</b>                    | 8 July 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>LOCATION:</b>                | Land to the East of<br><u>Fontwell</u> Avenue<br><u>Fontwell</u>                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>SUBJECT:</b>                 | WA/48/19/RES<br><br>Approval for Reserved Matters following outline <u>permission</u> WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate. |
| <b>DATE OF SITE VISIT:</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b>          | Advice / More Information / Modification                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>S106 CONTRIBUTION TOTAL:</b> | £ See below for breakdown.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

### Background

The application is for the approval of reserved matters for 400 dwellings, 230m<sup>2</sup> retail space and 152m<sup>2</sup> community space approved under planning application ref WA/22/15/OUT. It is noted the employment use does not form part of this reserved matters application.

### Vehicle Parking

#### Residential parking

A total of 939 spaces are to be provided in line with WSCC, 810 of which are allocated spread across, off highway spaces, driveway parking and garage or car barns.

#### Retail parking

A technical note has been produced on the convenience store car parking, The application proposes the provision of 11 spaces and a loading bay. The level of parking proposed is below the WSCC maximum parking standards of 27 spaces however the level of parking is higher than other local stores and as such is accepted. It is noted that the parking provision for the residential flats is located in close proximity to the retail element of the scheme and management of the parking maybe required.

#### Community Facility Parking

A total of 12 parking spaces are to be provided for the community building, 2 of which are disabled parking. The community facility has been relocated from envisaged location in centre of the site from the outline application to the northern boundary of the site with Arundel Road.

Whilst it is understood the relocation would encourage existing local residents to travel sustainably by reducing the distance to the facilities, for those choosing to drive the parking options to the north could be limited by existing parking along Arundel Road (depending on the future use of the centre). Depending on the time of day the traffic conditions at the A27/A29 may discourage vehicles to drive around to access the dedicated parking. It is noted the planning layout does not appear to be in keeping with approved access drawing ref 1186-02 Revision D.

Further consideration should be provided to the location of the community facility, parking provision and impact on Arundel Road.

#### Layout

The scheme may benefit from additional pedestrian links within the site such as the south east corner which creates a cul de sac (dwelling no 347 – 362) and if suitable more direct links from the central residential area (278-284) in to the open space.

#### Vehicle Tracking

Vehicle tracking has been provided for a refuse vehicle and fire engine.

The tracking shows a number of areas where the curb is over run by the refuse vehicle. The applicant should check the full extent of tracking provided and either re run the tracking exercise or amend the design.

One significant area highlighted is the retail and flat parking where the vehicle appears to travel over a kerbed space between the two parking areas.

#### Cycle Parking

Residential cycle parking is to be provided in garages or garden sheds for houses or cycle stores for flats. The Planning statement details that cycle parking is to be provided for the community and retail use in the form of external racks but no other details are provided. Further information is requested on the level of cycle parking and location serving the community facilities, retail unit and public open space.

#### Visibility Splays

It is noted from the correspondence dated 13/06/19 additional plans showing access points and visibility splays are still to be provided.

#### Adoption.

It is noted that through conversation the internal network is not going to be offered for adoption and will remain private however the refuse strategy refers to the adoptable public highway within the narrative, clarification should be provided.

#### Conclusion

Further information is required to assess the proposals, a number of areas of advice/modification should be investigated further.

- Community Centre location/parking;
- Cycle parking for retail/community uses;
- Vehicle Tracking;
- Layout;
- Visibility splay plan; and
- Confirmation of if the roads are to be adopted.

**Stephen Gee**  
**West Sussex County Council – Planning Services**