

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Raymond Cole
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	20 February 2020
LOCATION:	Land to the East of Fontwell Avenue Fontwell
SUBJECT:	WA/48/19/RES Approval for Reserved Matters following outline permission 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. An amendment received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information / Modification
S106 CONTRIBUTION TOTAL:	n/a

Parking Standards

The design and access statement details

Parking has been provided across the development and local to the plots at 1.5 spaces per 1 bedroom dwelling, 2 for 2 & 3 bedroom dwellings and 3 for 4 bedroom and above. Arun DC should consider the proposed level of parking in accordance with their own parking standards with regard the provision for 1 bedroom dwellings, the use of garages and Electric Vehicle Charging.

Retail Parking

A technical note has been provided detailing 10 parking spaces would be provided where as the maximum parking standards within the Arun Parking SPD would be a level of 24. The provision of 10 spaces is justified upon TRICS data, local catchment area and comparison to other local stores and as such no concerns are raised.

Parking restrictions are likely to be required in front of the retail element to reduce the likelihood of on carriageway parking.

No information on servicing arrangements has been provided for the retail elements

Pedestrian and cycle connections

An additional connection has been included onto Wandleys Lane, additional information should be included to insure pedestrian visibility is provided onto Wandleys Lane

Vehicle tracking

It is noted that the fire tender in the vicinity of plots 363 and 362 would be required to reverse across vehicle parking spaces.

Refuse Vehicle in the vicinity of B20 and B21, C30 and C29 and parking space 33 also appear to over run or be restrictive and as such amendments are required.

Cycle Parking

The applicant should provide cycle parking locations within the site, such as in front of the retail, playpark and allotments.

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.

Arundel Road Access

Drawing red Agreement Plan and No Dan/E4736/321 rev B details the provision of a proposed parking bay on Arundel Road that could provide parking provision to users of the community facilities . Subject to the implementation of restrictions to limit all day parking then this would address concerns raised in my previous comments.

Conclusion

Further Information/modifications should be provided based upon the above points.

Stephen Gee
West Sussex County Council – Planning Services