

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	22 July 2026
LOCATION:	Land East of Wandleys Lane Fontwell
SUBJECT:	WA/51/26/RES Approval of reserved matters following the grant of outline planning permission WA/35/23/OUT, for the construction of 95 No. new homes, access, new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure, including details relating to the Sensitive Lighting Strategy, POS details and Part M Compliance. This application is in CIL Zone 3 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

The application is for reserve matters approval for 95 at land east of Wandleys Lane. The access and offsite highway impacts were considered as part of application ref WA/35/23/OUT and allowed at appeal ref APP/C3810/W/24/3349836.

Parking

The applicant has indicated that proposals include 238 parking spaces consisting of:

- Allocated Parking (comprises of driveways and frontage parking): 182 Spaces
- Allotment Parking: 5 Spaces
- Visitor: 19 Spaces
- Maintenance: 1 Space
- Single Garages: 30 Spaces if taken as 1 space per garage or 15 Spaces if taken as 0.5 spaces per garage
- Twin Garages (Shared Garages): 8 Spaces if taken as 1 space per garage or 4 Spaces if taken as 0.5 spaces per garage
- Double Garages: 24 Spaces, 12 space if taken as 0.5 spaces per double garage

The Arun Parking standards would require a provision of 220 plus visitor spaces and as such on face value the provision is acceptable, however, the positioning of the garages to the rear of a number of properties significantly increases the length of the driveway and number of parking spaces available.

Approximately space for an additional 35-40 vehicles across the site have been provided that are not included within the calculations, this could result in creating a car dominated urban environment and reducing the potential of future residents to travel via sustainable means.

Visitor Parking

The visitor parking is poorly spread across the site with all the spaces being on the boundary of the site. Consideration should be provided to relocating a number of these to serve the central elements of the development.

Cycle Parking

A number of mid terrace properties have convoluted routes to the rear gardens (and sheds acting as cycle storage facilities) which may discourage future occupants from travelling by bike.

Cycling Facilities

No dedicated cycling facilities are provided within the site, given the anticipated volume of motor vehicles and low speed environment cyclists would be able to share the carriageway and as such is acceptable.

Vehicle Tracking

Tracking has been provided for a refuse vehicle and fire tender and is acceptable.

Design Speed and Visibility

Details should be provided of the design speed on the internal network and junction visibility and forward visibility around bends provided. The impact of the proposed trees on the splays should be considered (and confirmation provided if they are clear stem varieties).

Pedestrian permeability

Consideration should be given to providing additional linkages within the development to its northern extent of the residential roads to create a more direct linkage to the sites pedestrian access.

Conclusion

Additional details as set out above should be provided.

Stephen Gee

West Sussex County Council – Planning Services

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Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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