

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jessica Riches
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	11 July 2022
LOCATION:	Land East of Fontwell Avenue Fontwell
SUBJECT:	WA/56/22/PL Variation of condition imposed under WA/48/19/RES relating to condition 1-plans condition to allow an amendment to the non residential floorspace building at the entrance to the site (Block A) and the provision of 5 No new flats. This site also lies within the parish of Barnham and Eastergate.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information / Modification
<u>S106</u> CONTRIBUTION TOTAL:	£5,000 per dwelling

The application is for the provision of 5 additional flats and removal of an element of non residential floorspace within the Land East of Fontwell Avenue strategic development.

Parking

7 parking spaces are proposed for the flats and 14 for the retail store (an increase of 3 over the previous RM application). The Arun parking standards would indicate a requirement of 10 spaces for the flats, given the additional retail provides additional spaces then no concern is raised. It should be clarified if the retail store would introduce any parking restrictions that could impact on the availability of the spaces.

Cycle Parking

No details on cycle parking for the units have been provided and the cycle parking spaces for the retail store appear to have been removed.

Vehicle tracking

Tracking for a fire tender, refuse vehicle and HGV (for deliveries to the retail store) have been provided and are acceptable.

Contributions

The S106 for the wider site includes provision a Highways Contribution per dwelling of £5,000 per unit and it is anticipated this would be applied to these new dwellings.

Deed of Variation

Also included within the application document is a S106 Deed of Variation with provision for Bus Service Contribution to replace an obligation for the development to provide a shuttle bus service. The provision of the contribution has been discussed with the applicant's transport consultants and the amount agreed. The approach would allow the funds to be utilised by WSCC in creating a more integrated passenger transport provision for the wider

area and integrate with adjoining developments rather than the developer just providing a service for the site which would be commercially viable beyond the period of provision.

Conclusion

Additional information/modification is requested upon the level and location of cycle parking for the residential units and retail store and if the retail store car park would have any parking restrictions.

Stephen Gee

West Sussex County Council – Planning Services