

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Sue Field
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	2 June 2023
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. Additional information received from Sue Field's email on 19th May 2023.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£28,155 + Deed of Variation

Additional Information has been provided

Parking

– As per previous comments ADC standards require an additional 3 spaces, the shortfall can be made up by the usage of the shared retail space. (ADC to consider if/ how you secure the allowance of use / future non restriction to retail/time limited use)

Cycle Parking

A location for the residential parking is shown on the revised plans. At present the store is fenced and does not appear to have a roof, residential cycle parking should be covered / secure. As such the suggested facility is not appropriate but the location is. The applicant has suggested the details could be secured via condition to which I would agree.

Provision for the retail unit is provided at the front of the store and is acceptable.

Contributions

The development should provide contributions in line with Arun Transport Apportionment Study of £5,631 per unit.

Conclusion

No objection is raised subject to:

S106: £28,155

Deed of Variation to secure a bus service contribution

Car parking space (details to be approved – for larger sites)

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Gee
West Sussex County Council – Planning Services