

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	18 July 2019
LOCATION:	Land south of garage compound & East of 12 Alfriston Close, Felpham, PO22 6QE
SUBJECT:	FP/139/19/OUT Outline application with all matters reserved for the erection of 1 No. dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary

This proposal is an outline application with all matters reserved for the erection of a single storey, 1-bedroom dwelling. The site is located south of the garage compound on Fittleworth Drive, an unclassified road subject to a speed limit of 30 mph.

Access and visibility

As all matters are reserved within this application, details of access including geometry and visibility splays supporting the proposed intensification of use would be expected at the reserved matters stage. As Fittleworth Drive is subject to a speed limit of 30 mph, Manual for Streets (MfS) standards would be appropriate for this location. MfS minimum stopping site distance (SSD) for 30 mph is 43 metres in each direction, 2.4m back from the edge of the carriageway. The splays can only intersect land within control of the applicant, or within publically maintained highway.

Given the site is situated at the end of a cul-de-sac, visibility splays of 43 metres will not be achievable in at least one direction. However, there is good forward visibility and the road is anticipated to be low speed and lightly trafficked.

A vehicular access serving the dwelling should be 3m wide in accordance with WSCC standards for a single access. A dropped kerb would be required for a new access which would be subject to a licence. New accesses should be situated at least 1.5m away from any street furniture or street lights.

Parking and turning

Details of the proposed parking and turning layout should be demonstrated at the reserved matters stage. Parking provision should be provided in accordance with the WSCC Car Parking Demand Calculator. A 1 bedroom house in this location would require at least 1 car parking space to meet the needs of the property. Parking spaces should meet minimum MfS specifications of 2.4m x 4.8m and garages should meet minimum MfS internal specifications of 3m x 6m. On-site turning should be provided to allow vehicles to exit onto the public highway in a forward gear.

Sustainability

The site is situated within walking distance of shops and schools. Buses from Flansham Park offer connections towards Littlehampton, Chichester and Portsmouth. Cycling is a viable option in this area and details of secure and covered cycle storage should be demonstrated at reserved matters stage.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services