

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 21 August 2019 09:55
To: Planning Scanning
Subject: FW: Response To Application Number FP/139/19/OUT at Land south of garage compound & East of 12 Alfriston Close Felpham PO22 6QE
Attachments: Response_FP-139-19-OUT.pdf

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED] Visit Arun's web site at www.arun.gov.uk.  Save the environment - think before you print.

-----Original Message-----

From: planninghighway [REDACTED]
Sent: 20 August 2019 13:36
To: Planning.Responses [REDACTED]
Subject: Response To Application Number FP/139/19/OUT at Land south of garage compound & East of 12 Alfriston Close Felpham PO22 6QE

Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	20 August 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 and Context

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.

WSCC previously submitted a response dated 18th July. Additional comments were also provided dated 30th July 2019. An amended block plan has been received; consequently an updated response can be made.

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 publicly 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.

As mentioned in the further comments made by WSCC dated 30th July 2019, the WSCC Area Engineer raised concerns regarding building within publicly maintained highway. Using Local Mapping, it appears the whole site is classified as publicly maintained highway. In order for this land to be incorporated into the site, the highway rights need to be formally removed by way of a

Stopping Up Order. This is controlled by Section 247 of the Town and Country Planning Act and would be subject to a separate process administered by the Department for Transport's National Casework Team. The Highway Authority along with other statutory undertakers and interested parties would be consultees in this process.

There is also no guarantee that this process would be successful. The comments made here would not necessarily constitute the Highway Authority's formal position regarding any future stopping up. The applicant should be aware that the LHA would not wish to see any loss of footway width in this location.

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. WSCC adopted new parking standards in August 2019. A property of this size in this location would require at least 2 car parking spaces.

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