

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 September 2017 09:02
To: Planning Scanning
Subject: FW: Planning Consultation on: FP/180/17/PL
Attachments: image001.emz

DATE: 04/09/2017

RECOMMENDATION:



S106 contribution total (see below for breakdown): £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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application FP/8/16 to which no objections was raised.

The applicant proposes to demolish existing dwelling and construct replacement dwelling plus new dwelling with use of existing and a new vehicle access from the privately maintained Summerhill Drive. The permission of the proprietor of the private road should be gained for any access works on to it.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been two recorded injury accidents in the vicinity. However, from an inspection of accident data it is clear that this was not due to any defect with the junction.

The existing vehicle crossover from the public highway Flansham Lane will be closed off and the kerb reinstated this should be done to a specification agreed with the Area Engineer.

Car parking is in line with WSCC guidance and no highway safety or capacity concerns on to the nearby public highway are envisioned as a result of the proposals.

Access (details approved, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Access closure (prior to first occupation)

No part of the development shall be first occupied until such time as the existing vehicular access onto Flansham Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These 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.

INFORMATIVE

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

INFORMATIVE

The applicant is advised to contact the proprietor of Summerhill Drive to obtain formal approval to carry out the site access works on the private lane.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 17 August 2017 14:50

To: SU Local Development

Subject: Planning Consultation on: FP/180/17/PL

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order

2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION FP/180/17/PL

NO:

Registered: 16th August
2017

Site Address: 84 Flansham Lane Felpham PO22 6AH

Grid Reference: 496295 100782

Description of Works: Demolition of 1 No. dwelling & erection of 2 No. dwellings.

The Council have received the above application. I shall be pleased to receive any

observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 21-SEP-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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