

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	28 October 2020
LOCATION:	Land between 49 & 51 Summerley Lane Felpham PO22 7LF
SUBJECT:	FP/189/20/PL 1 No dwelling to replace existing garage. This site is in CIL Zone 4 and is CIL Liable as new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 Planning Services 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Site Background

The proposal is for a new dwelling to replace the existing garage.

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues. These amendments will allow the LHA to make a thorough decision on highways safety grounds.

The LHA wishes to outline the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

- Access
- Vehicle Parking
- Cycle Parking
- Other

Access

The LHA ask is the applicant proposing to widen the existing access, if so please demonstrate.

Vehicle Parking

The applicant proposes a parking area of 2.4 x 3.4, this does not meet the minimum requirement of 2.4 x 4.8 metres as set out by Manual for Streets (MfS) and WSCC guidance.

Cycle Parking

With the loss of the garage and the provision it brings for cycle parking. The LHA requests that the applicant provides cycle parking to WSCC and MfS guidance, for both the proposed and existing dwellings.

Other

The plans indicate that the applicant proposes to place planting in the highway. The LHA requests this is moved from this area.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resubmission.

Stephen Garrard
West Sussex County Council – Planning Services