

[REDACTED]

From: Nicola Fry [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 01 October 2018 15:33
To: Planning.Responses
Subject: RE: Planning Consultation on: FP/201/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

Many thanks

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: Mark Woodman **On Behalf Of** SU Local Development
Sent: 19 September 2018 15:07
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: FP/201/18/PL

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 17 September 2018 12:18
To: SU Local Development
Subject: Planning Consultation on: FP/201/18/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/201/18/PL

NO:

Registered: 12th September

2018
Site Address: Mermaid And Playbox Sea Road Felpham PO22 7AW
Grid Reference: 494752 99202
Description of Works: 1 No. dwelling.

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 18-OCT-18.

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 Richard Castro-Parker who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	Highways, WSCC
DATE:	01/10/2018
LOCATION:	Mermaid and Playbox, Sea Road, Felpham, PO22 7AW
SUBJECT:	FP/201/18/PL 1 No. dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Local Development 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.

This proposal is for the erection of a three storey, four bedroom dwelling on vacant land to the west of Shingle End. The site is located off of Longbrook, a privately maintained road; consequently these comments are for advice only. The nearest publically maintained highway is at the junction of Longbrook with Sea Road. Sea Road is an unclassified no-through road subject to a speed limit of 30mph in this location.

The site will be accessed via the existing privately maintained road. Visibility at the junction with Sea Road appears sufficient for the anticipated road speeds in this location. Due to the narrow, no-through nature of Sea Road with the presence of on-street parking, vehicles are not anticipated to be exceeding the posted speed limit at this point. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the junction. Therefore there is no evidence to suggest that the junction is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

The application form does not specify details of parking on site. The proposed plans indicate that a covered parking and turning area will be provided on site. These spaces appear to meet the minimum specifications as set out in Manual for Streets (MfS).

The site is located within walking distance of Bognor Regis town centre, Bognor Regis train station and bus stops providing access into Chichester, Littlehampton and further afield. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

In conclusion, the LHA does not consider that the proposal for a single dwelling would have 'severe' impact 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.

If the LPA are minded to approve the application, the following conditions and informative should be secured:

Conditions

Car parking space

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 to be 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 proprietor of the private road to obtain formal approval to carry out the site access works on the private road.

Nicola Fry

West Sussex County Council – Planning Services