

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 24/01/2012

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mrs S Leeson**

SUBJECT: FP/230/11 - Erection of 1 x 2-bedroom house.

Side of, Ivy Cottage, 42, Flansham Lane, Felpham, West Sussex

CONSULTATION DATE: 16/01/2012

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

S106 contribution: £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.

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

This application seeks to erect a single two bedroom dwelling on land currently used as garden space to the east of Ivy Cottage, located on Flansham Lane, which is an 'A' classified road subject to a 30 mph speed limit.

A single space parking provision is proposed and this will be located to the west of Ivy Cottage making use of the existing access arrangements of the former Ivy Cottage Nursery. The former Ivy Cottage Nursery has approval for a 29 dwelling development under planning application FP/115/11, which would also use this access point. We would not consider that a single extra dwelling making use of this access to be significant enough to cause a highway safety concern. From inspection of the plans, it would appear that a turn on site would be possible. There appears to be no apparent visibility issue at the point of access onto Flansham Lane. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access.

I can confirm that the level of vehicular parking provision is considered appropriate for a development of this size in this location, even when taking into consideration the parking provision for Ivy Cottage itself. I would ask that cycle parking be included in this proposal due to its sustainable location. This provision should be a suitable size to store at least one cycle and be secured and covered. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA)

If the LPA are minded to approve this application conditions securing the parking and cycle parking should be included.

Ian Hayward
Strategic Planning