

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 24/01/2012

FROM: Ian Hayward

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

SUBJECT: FP/234/11 - Re-submission following approval of FP/115/11 to add 1 x additional dwelling.

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

CONSULTATION DATE: 16/01/2012

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.FP/191/08 to which no overriding objections were raised to 29 dwellings being erected on this site. Full planning consent was later given for the 29 dwellings under planning application FP/115/11.

This proposal seeks to increase the size of the development at the former Ivy Cottage Nursery by one dwelling to total 30 dwellings. We would not consider this increase to be material over what has already been granted consent in planning applications FP/191/08 & FP/115/11, therefore no highway safety concerns would be raised to this proposal.

I can confirm for the LPA that the level of proposed parking does meet the current WSCC appropriate level of parking standards for a dwelling of this size in this location. Due to the sustainable location of the site secure and covered cycle parking should be included and secured via condition.

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

**Ian Hayward
Strategic Planning**