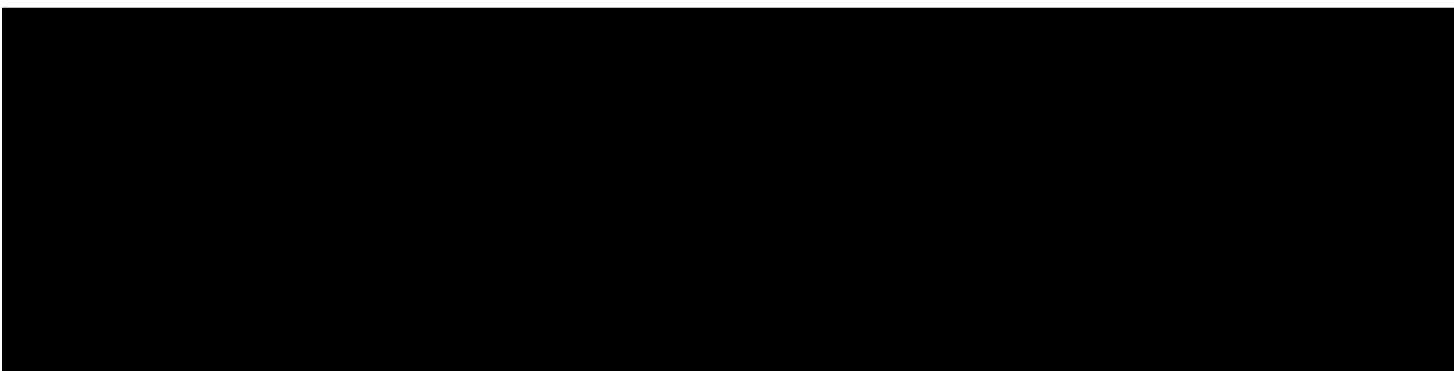




From: [REDACTED]
Sent: 26 February 2019 08:51
To: Planning.Responses
Subject: **Warning Active Content** Planning Response - FP/30/19/PL

From: Stephen Garrard
Sent: 26 February 2019 08:44
To: Arun
Subject: Planning Response - FP/30/19/PL

Good Morning

Please find attached WSCC Highways Response to the above planning application,
please can this be forwarded to Stuart Corbey

Many Thanks

Stephen Garrard

Planning Technician, Planning Services, West Sussex County Council | Location: Northleigh, County Hall Chichester |



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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	Highways, WSCC
DATE:	26/02/2019
LOCATION:	10 South Road, Felpham, PO22 8EF
SUBJECT:	FP/30/19/PL Demolition of chalet & erection of 1 No. 4 bedroom chalet (resubmission following FP/234/17/PL)
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 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.

Summary

West Sussex County Council was consulted previously on Highway Matters for this location under planning FP/234/17/PL for the development of one residential detached chalet, for the partial demolition of 10 South Road extension to allow for suitable access. No overriding highway safety concerns were raised by the Local Highways Authority.

The latest proposal is for the demolition of the chalet & erection of 1 No. 4 bedroom chalet. The site is located on an unclassified residential road subject to a 30 mph speed limit.

Access and Visibility

The applicant is proposing to relocate the existing access onto South Road; however this has not been clearly demonstrated on the proposed plans and does not demonstrate details of the closure of the existing access. However, details of this can be secured via condition. Local and WSCC mapping indicates that the crossover works may require the relocation of the street lighting pole located on publically maintained highway fronting the application site; this has not been demonstrated on the plans. These relocation works would need to be undertaken at the expense of the applicant. It is the responsibility of the applicant to liaise with the necessary parties to organise the moving of the street lighting pole. The pole will need to be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover.

The applicant has not demonstrated visibility at the proposed new access. WSCC mapping suggests that visibility in this location appears sufficient for the anticipated road speeds. Due to the no-through nature of the residential road, vehicles are not anticipated to be traveling at the posted speed limit in this location. Furthermore, 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 site. Therefore there is no evidence to suggest that the existing access has been operating unsafely or that the repositioning of the access would exacerbate an existing safety concern.

Parking and Sustainability

The WSCC car parking demand calculator expects that a minimum of 3 parking spaces would be required for a dwelling of this size and location. As the plan shows, there is more than adequate

parking on site, including the garage to accommodate the habitants. The proposed garage meets minimum internal specifications of 3 x 6m as set out in Manual for Streets (MfS).

The site is located within walking distance of local shops and services, including bus stops, primary and secondary schools, a leisure centre and a convenience store. Cycling is a viable option within the vicinity and as such, the garage should also provide secure cycle storage to support sustainable travel for the property.

Conclusion

The Local Highway Authority (LHA) does not consider that this proposal 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 informatives should be applied:

Conditions

Access closure

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

Reason: In the interests of road safety.

Access

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

Reason: In the interests of road safety.

Vehicle parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle Parking

No part of the development shall be first occupied until the garage has been adapted to support both the amenities and sustainability of the property.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies

Informatives

Street Lighting

The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works.

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Stephen Garrard

West Sussex County Council – Planning Services