



Arun District Council
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9th March 2022

Felpham Parish Council
Mr R Wickens (Clerk)
Felpham Community Hall
Meaden Way
Felpham
PO22 8FA

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: FP/31/22/PL
Site Address: 107 Felpham Way Felpham PO22 8QB
Description of works: Construction of a pair of semi-detached dwellings with electric mobility scooter/cycle & refuse storage facilities. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 9th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45027

1. Does not comply with ADC supplementary planning guidance October 2020 on parking (1 x bedroom dwelling requires 2 spaces therefore 4 required. Parking stated to be on street.
2. In traffic assessment applicant has used West Sussex guidance on parking NOT ADC. This shows a 3-space requirement NOT the 4 that ADC policy states.
3. FPC disputes the 31 spaces stated as being in Felpham Way. Parking is prohibited on the south side of Felpham Way. Parking is also prohibited west of the applicant's site as there is a roundabout. Thus, the only parking available is on the north side of Felpham Way to the east side of the applicant's site. Using the assessments own measurements, the 31 spaces require 188m without drop kerbs and access points. This would not be achieved prior to the parking controls starting on the north side of Felpham way west of the Southdown's pub nor is it within the 200m walking distance quoted as standard. 12 spaces required as overspill from current development.
4. FPC disputes the 19 spaces stated in Summerley Lane. Parking is only permitted on the west side and with the introduction of speed ramps this number is reduced.
5. The traffic Impact Assessment is flawed with incorrect counting, distances exceeded and incorrect assessment of numbers available in Felpham Way. Firs Avenue, Summerley Lane, Wick Lane, Clovelly Avenue and parts of Felpham Way are all greater than the 200 m distance quoted and thus should be discounted. FPC does NOT agree that the development parking demand can be accommodated safely on the local road network.
6. States will comply with minimum space standard. RIBA state that a one-bedroom property with a double bed must be 50 m² - single bed space 37 m². Drawing implies a single bed bedroom facility - units measure

47.2 m2 and 46.1m2. Nothing to prohibit a double sized bed being squeezed in. Overdevelopment.

7. Felpham Parish Council Traffic Survey (November 2021) indicates that daily, Monday to Friday, in excess of 17,000 vehicles travel past the location in excess of 30mph and up to 55mph. The committee has concerns that residents with restricted mobility may require regular care visits and with no off road parking for visitors, given the location of the site, this could potentially be hazardous.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>