

[REDACTED]

From: [REDACTED]
Sent: 23 May 2017 11:56
To: Planning.Responses
Cc: Hilary Flynn
Subject: Highways Response FP/80/17/PL

Please could this Strategic Planning Response be distributed to Richard Temple

I have copied Hilary Flynn into this correspondence to ensure that she is aware of issues being raised or events that are happening in her constituency.

Kind regards
Jodie

Jodie Wilkes | Technician, Planning Services, Economy Planning and Place, West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT

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**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 23/05/2017

**FROM: Jodie Wilkes TO: Arun District Council
FAO: Richard Temple**

SUBJECT: FP/80/17/PL- Demolition of existing dwellings & replacement with 3No. dwellings with garages & ancillary parking. Resubmission of FP/207/16/PL.

112 & 114, Felpham Way, Felpham, West Sussex, PO22 8QW

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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.

Summary

The applicant is proposing to demolish the existing dwellings at 112 and 114 Felpham Way and erect 3 x 3 bed dwellings in place. These dwellings will be served via new proposed crossovers adjoining Felpham Way, a B class road which joins Felpham with South Bersted to the west.

The most recent Sussex Police Collision Data reveals there have been no highways accidents or personal injury claims in the vicinity of the existing point of access, indicating no existing concerns with this location.

Previously the Local Highway Authority (LHA) has been consulted on matters at this address under application FP/207/16, this application sought for the demolition of 112 & 114 Felpham Way and the erection of 5 dwellings; the LHA raised no highways concerns to this proposal; however this application was withdrawn by the applicant.

This most recent application therefore is a reduction in scale.

Access and visibility

Each access is served via Felpham Way (B2259). The B2259 is subject to 30mph speed restrictions at this point, visibility for such speeds is required to meet 2.4m x 43m. From observation of WSCC mapping data, visibility from the accesses appears sufficient to serve the proposed dwellings. To ensure visibility is retained within this location, the LHA advises that the proposed fencing and frontage is maintained clear of vertical obstructions of over 0.6m, this is to ensure both vehicular and pedestrian visibility is maintained in this location.

The applicant is advised to contact the Area Officer in order to ascertain whether a license would be obtained to carry out the works on the highway to create the accesses in this location.

Parking

The parking provision meets the requirement outlined by the Parking Demand Calculator (PDC.) Single garage spaces are required to measure a minimum internal width of 3m x 6m to adequately serve an average sized vehicle and to provide space for cycle storage.

Capacity

In addition there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact and not be contrary to Paragraph 32 of the NPPF.

Sustainability

This site is situated in a location which is linked via lit pedestrian footways, within walking distance of the site area various shops, amenities and leisure attractions. Busses frequently run along this portion of Felpham Way with the nearest stop situated just 30m from the proposed. These busses link with Bognor Regis where a regular train service runs and links to further areas, this allowing alternative transport for commuters and alleviating the reliance on the use of a car.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32.) Should planning consent be obtained, the following conditions are advised to be sealed alongside it.

Conditions

Access (details approved, access provided prior to use of parking area)

The parking area and garage spaces shall not be used until such time as the vehicular access has been constructed in accordance with Site Plan Drawing 02, including the closure of the existing access.

Reason: In the interests of road safety

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Felpham Way in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Car parking space (details approved)

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 measure a minimum of 2.4m x 4.8m or 3m x 6m for a single garage space and thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Informative

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jodie Wilkes
Planning Services