

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	29/04/2021
LOCATION:	Land Adjacent to The Gun Post, Clyde Road, Felpham, PO22 7AH
SUBJECT:	FP/84/21/PL 1 No. additional self-contained beach hut with sleeping accommodation. This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
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 Strategic Planning 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.

Summary

This proposal is for erection of one additional self-contained beach hut with sleeping accommodation. The site is located on Clyde Road, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes no alterations to the existing access arrangements on Clyde Road. The LHA does not anticipate that the addition of one beach hut would give rise to a significant material intensification of movements to or from the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The applicant proposes to relocate two of the existing parking bays into under-croft parking, located underneath the proposed beach hut. The two remaining parking spaces will remain unchanged, with a fifth parking space located within the main car park. From inspection of the plans, the proposed parking bays are suitably sized.

The LHA does note that on-site turning may require a multi-point manoeuvre, due to the location of the proposed beach hut. As per MfS 8.3.51, parking bays require at least 6m of space behind them to ensure that a car can manoeuvre in an out of a parking bay at 90 degrees. As such, cars turning on-site may have to use a multi-point manoeuvre or exit the site in a reverse gear. Although, given the slow speed, no-through nature of Clyde Road, this is not anticipated to result in a highway safety concern.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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 condition should be applied:

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 thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Kyran Schneider
West Sussex County Council – Planning Services