

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 28 June 2013

**FROM: Debbie Farrell TO: Arun District Council
FAO: Neil Crowther**

SUBJECT: FP/90/13 - Phase 5: additional 7 dwellings & amendments to a further 33 dwellings following reserved matters approval ref. FP/128/09 in accordance with outline permission FP/92/04 - This application affects a Public Right of Way.

**Site 6 - Phase 5, Land North of Felpham, North Road, Felpham, Bognor Regis,
West Sussex**

CONSULTATION DATE:

RECOMMENDATION:

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

S106 contribution: £ TBC

The letter accompanying the application states that an addendum has been added to the original Transport Statement, however this has not been submitted with the application.

The approved and proposed housing mix is as follows:

	Approved	Proposed
5 Bed	9	0
4 Bed	15	34
3 Bed	9	6
	33	40
Parking	45	44

In traffic impact terms, the additional housing and the changes to the approved housing mix is unlikely to have a significant impact on the surrounding road network.

The proposed parking provision is significantly lower than the estimated anticipated demand (WSCC Parking Demand Calculator) which would be for 69 unallocated spaces. It is accepted that 45 car parking spaces have been approved previously. However, given the additional dwellings proposed and the changes to the housing mix, additional parking spaces/areas should be provided. It is my understanding that a condition has been attached to an earlier application for this development which stipulates an average number of parking spaces per dwelling, however I can not find any evidence of the condition at this time. Please request that the applicant provides a plan showing parking availability per dwelling. It may be that those dwellings with garages also have hardstandings which have previously been excluded from the provision.

I have yet to receive any information from our Public Rights of Way Officer. The submitted plans do not appear to show any changes to the road layout and the changes to the housing layout does not seem to have an impact on the Footpath (154) I therefore do not expect any concerns will be raised. However, the developer will need to ensure the footpath remains open and safe to use during the construction period.

An amendment will be required to the S106 agreement. Information to follow.

Debbie Farrell
Strategic Planning