

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	17/08/2018
LOCATION:	Land to rear of Woodgate Farm, Hook Lane, Aldingbourne, PO20 3SS
SUBJECT:	AL/64/18/DOC Application for approval of details reserved by conditions imposed under planning permission AL/75/14/OUT relating to condition No.4 (Surface Water Drainage Details), 5 (Sewer Diversion Details), 6 (Cycle parking), 7 (Parking Spaces) & 9 (Construction Management Plan).
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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AL/75/14/OUT seeking outline consent with some matters reserved for a residential development to the west of the site comprising 2 residential houses with improved access to Hook Lane.

No overriding highways concerns were raised and consent was granted by the Local Planning Authority. This application seeks the approval of details reserved by conditions No.4 (Surface Water Drainage Details), 5 (Sewer Diversion Details), 6 (Cycle parking), 7 (Parking Spaces) & 9 (Construction Management Plan) of the aforementioned planning consent.

I'm mindful that some of these matters have also been covered by a previous Reserve Matters application at the site, AL/5/18/RES.

Condition 4 - Surface Water Drainage Details

No highways comments

Condition 5 - Sewer Diversion Details

No highways comment

Condition 6 - Cycle parking

The cycle parking provision has been demonstrated in (01)101 T5 and would be considered acceptable.

Condition 7 - Parking Spaces

Already covered by approval of AL/5/18/RES and demonstrated on (01)101 T5.

Condition 9 - Construction Management Plan

The applicant has provided a Construction Methods Statement and two construction management plans detailing the site set up (17-01-110 & 17-01-111).

It is noted that a temporary parking and loading area will be created at the northern part of the site. The applicant would be advised that any works on the public highway to implement this provision would require a temporary crossover licence.

The details within the submitted documents would be considered adequate to fulfil the requirement of condition 9. The following informative note would be advised:

Informative Note - Temporary Vehicle Crossover

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 temporary site access works on the public highway. Please call [REDACTED] to progress this application.

Ian Hayward
West Sussex County Council – Planning Services