

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 25th September 2017

**FROM: Naomi Hoyland TO: Arun District Council
FAO: Mr. S. Davis**

SUBJECT: AL/96/17/DOC - Application for approval of details reserved by condition imposed under AL/51/17/PL relating to conditions 3-surface water drainage, 5-site set up during construction, 6-schedule of materials & finishes, 7-details of new screen fence, 8-dustbin enclosure details & 10-covered & secure cycle parking.

Woodgate Farm, Westergate Street, Aldingbourne, PO20 3SS

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 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.

The Local Highway Authority (LHA) has been consulted on the Discharge of Conditions relating to AL/51/17/PL (approval of details for the erection of 1 x new dwelling at Woodgate Farm, Westergate Street, Aldingbourne, PO20 3SS).

Condition 5 relates to the site set up during construction. An inspection of drawing no. 2016/36/SK-1 demonstrates that the existing garden brick structure at the rear of the site is to be used as a temporary contractors building. Plant and materials are to be stored in the area adjacent to the garden brick structure. The contractors' on-site parking area is located in the south-east corner of the site and there appears to be sufficient space on-site for the loading and unloading of materials. However, access for construction vehicles via Hook Lane looks restricted due to narrowness of the carriageway and presence of on-street parking. The plan annotates that loading and unloading will take place within the site. The applicant should demonstrate with swept path tracking (taking into consideration on-street parking) how this will be achieved during the construction process. While construction is taking place turning on-site for large vehicles may not be possible. An additional annotation should be provided that any reversing movements out of the site during the construction process are done with a competent Banksman. The applicant should be aware that there is a width restriction on Hook Lane and this should be reflected within the Site Set-up Plan.

Condition 10 relates to covered and secure cycle parking. A study of drawing no. SK-5 establishes that the proposed cycle storage facility is to be a timber clad shed with felt roof. The dimensions are of sufficient size for the development.

Naomi Hoyland
Planning Services