

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 30/01/2018

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: Ross Leal**

SUBJECT: CM/33/17/PL- Demolition of prefabricated former private school building and Mill Lodge residential unit. Refurbishment of existing Mill to retain and refurbish existing dwelling and flats 1 & 2 (adjoining) with 2No. additional dwellings. Refurbishment of Mill Cottage and Mill Thatch (units 1 & 2) and erection of 1No. new-build floating pond-house within feature pond. Departure from the Development Plan. This application also lies within the parish of Littlehampton and affects the setting of a Listed Building.

Clymping Mill, Climping Street, Climping, West Sussex, BN17 5RN

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.

The Local Highway Authority requires swept path diagrams demonstrating that refuse and emergency vehicles are able to turn on the site to exit in a forwards gear. The applicant has outlined that a hammerhead is available for this to occur however this should be demonstrated given the ability for vehicles to be parked in this location also, as shown in the location plan.

The applicant should also demonstrate the ability for this manoeuvre to take place in the car park serving the Pond House as well as Mill Buildings as refuse will be required to be collected from each dwelling.

The plans are required to demonstrate this manoeuvre is achievable should the parking spaces shown be occupied by residents.

Once this additional information has been provided, please re-consult.

**Jodie Wilkes
Planning Services**