

[REDACTED]

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 20 September 2017 11:38
To: Planning.Responses
Cc: Roger Elkins
Subject: FW: Planning Consultation on: FG/135/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 20th September 2017

FROM: Naomi Hoyland **TO:** Arun District Council
FAO: Mrs. A. Gardiner

SUBJECT: FG/135/17/PL - Erection of 1 no. 2 bed dwelling.

South Point, Beehive Lane, Ferring, West Sussex, BN12 5NL

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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application nos. FG/116/15 (refused – not on highway safety grounds) for 10 x 2 bed apartments and FG/186/16/OUT & FG/33/17 (permitted) for 8 x 2 bed apartments.

This proposal is for a 1 x 2 bed dwelling at the above address. Beehive Lane is a private road not maintained by West Sussex County Council. All comments made within this report in respect of private streets are for the advice of the Local Planning Authority only. A 'guided' speed limit of 20 mph is present on Beehive Lane and is indicated by way of carriageway markings.

An inspection of the Design & Access Statement and block plan establishes that the new dwelling will utilise the access arrangements approved under FG/186/16/OUT & FG/33/17 for 8 x 2 bedroom apartments. The new dwelling will also have use of the shared cycle storage facilities and communal parking area consisting of 10 spaces. This meets with the WSCC Parking Demand Calculator.

In conclusion it is not anticipated that this proposal would be detrimental to highway safety, therefore, the LHA does not wish to raise any objections. If the LPA are minded to approve the application then the LHA would advise that a condition is applied to secure a Construction Management Plan that takes into consideration this additional dwelling on-site.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Naomi Hoyland
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 31 August 2017 09:19
To: SU Local Development
Subject: Planning Consultation on: FG/135/17/PL

To: WSCC(ROW/Strategic/Highways)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: FG/135/17/PL

Registered: 18th August
2017

Site Address: South Point Beehive Lane Ferring BN12 5NL

Grid Reference: 509341 102036

Description of Works: Erection of 1 no. 2 bed dwelling

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 28-SEP-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

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