

From: Jonathan Perks [REDACTED]
Sent: 02 March 2018 15:11
To: Planning.Responses; Anita Gardner
Cc: Ian Gledhill; Katrina Harper
Subject: FW: Planning Consultation on FG/22/18/DOC

This proposal has been considered by means of a desktop study using the information and plans submitted with this application and in conjunction with other available WSCC map information.

The proposed new building will not itself affect public footpath 2114_1, which runs immediately south of the caravan park. However, the proposed landscaping could, if planted incorrectly or left un-managed in future, have a detrimental impact on path users' safety, convenience and enjoyment of the path if the hedge is allowed to encroach into the width of the public footpath. Arun District Council must condition any consent such that the proposed planting must be planted so that when the hedge has become established it will not come closer to the path than any current hedging or fence; failure to ensure this will result in encroachment into the highway, which is an offence. The applicant is advised of his on-going duty to ensure the footpath is not obstructed.

Jon Perks
Principal Rights of Way Officer

Jon Perks
Principal Rights of Way Officer
Countryside Services
Highways and Transport
West Sussex County Council

 CALL  IM  EMAIL

Location: 1st Floor, Northleigh, County Hall, Chichester PO19 1RH

Mapping reproduced from or based upon 2013 Ordnance Survey material, WSCC licence 100023447
Rights of Way information is not definitive.

 Did you know you can follow West Sussex Highways on Twitter? [@WSHighways](https://twitter.com/WSHighways)

We've launched our new website www.westsussex.gov.uk

From: Ian Hayward **On Behalf Of** CCD Planning Consultations
Sent: 28 February 2018 14:27
To: planning.responses@arun.gov.uk

Cc: Roger Elkins

Subject: RE: Planning Consultation on FG/22/18/DOC

**WEST SUSSEX COUNTY COUNCIL
COUNTY HIGHWAYS CONSULTATION RESPONSE**

DATE: 28/02/2018

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: FG/22/18/DOC - Application for approval of details reserved by conditions imposed under planning permission FG/37/17/PL relating to condition No. 3 (Schedule of materials), 4 (Surface water drainage), 6 (Construction Management Plan) & 8 (Landscaping scheme).

Onslow Caravan Park, Onslow Drive, Ferring, West Sussex, BN12 5RX

DATE OF SITE VISIT: n/a

RECOMMENDATION: Advice

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.

This application seeks the approval of details reserved by conditions imposed under planning permission FG/37/17/PL relating to condition No. 3 (Schedule of materials), 4 (Surface water drainage), 6 (Construction Management Plan) & 8 (Landscaping scheme).

FG/37/17/PL sought Demolition of 3 No. buildings & erection of replacement workshop & machinery store at Onslow Caravan Park, Onslow Drive, Ferring, form inspection of my records WSCC was not consulted on this application.

Condition 3 (Schedule of materials)

I note plans and details pertaining to this conditions has now been approved

Condition 4 (Surface water drainage)

I note plans and details pertaining to this conditions has now been refused

Condition 6 (Construction Management Plan)

Condition 6 states:

A Construction Management Plan should take all relevant precautions to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- *An indicative programme for carrying out the works*
- *The arrangements for public consultation and liaison during the construction works.*
- *Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.*
- *Detail of any flood lighting, including location, height, type and direction.*
- *The parking of site operatives and visitors*
- *Loading and unloading of plant and materials*
- *Storage of plant and materials used in construction and development*
- *Wheel washing facilities*
- *Measures to control the emission of dust and dirt during construction*

Reason: In order to safeguard amenity in accordance with policy GEN7 of Arun District Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the approved details prior to works commencing.

After review of the submitted construction management plan no highway safety or capacity concerns would be raised.

Condition 8 (Landscaping scheme)

After review of the Landscaping Scheme no highway concerns would be raised.

I do note that the southern boundary of the site runs adjacent to F.P 2114_1 and the landscaping will abut this boundary. I have therefore raised this application with WSCC Public Rights of way who may provide comments in due course.

Ian Hayward
County Highways, West Sussex County Council

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 07 February 2018 17:04

To: SU Local Development
Subject: Planning Consultation on FG/22/18/DOC

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **FG/22/18/DOC**
NO:

Registered: 30-JAN-18
Site Address: Onslow Caravan Park Onslow Drive Ferring BN12 5RX

Description of Works: Application for approval of details reserved by conditions imposed under planning permission FG/37/17/PL relating to condition No. 3 (Schedule of materials), 4 (Surface water drainage), 6 (Construction Management Plan) & 8 (Landscaping scheme)

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 21st February 2018.

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.

Thanking you in anticipation

Planning Case Officer
Arun District Council

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.