

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	26 March 2021
LOCATION:	Land off Canal Mews, Canal Mews, Barnham, PO22 0DP
SUBJECT:	BN/30/21/DOC Approval of details reserved by condition imposed under BN/66/19/PL relating to Conditions 3-External materials and finishes, 4-Screen walls & fences, 6-Details of secure cycle parking, 7-Site set up details, 8-Details of electric charging of vehicles, 16-Details of decentralised and renewable energy, 19-Landscaping scheme and 20-details of existing tree protection,
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 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.

This proposal seeks the approval of details reserved by Conditions 3, 4, 6, 7, 8, 16, 19 and 20 of approved application BN/66/19/PL. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application BN/66/19/PL, raising no objections.

Condition 3 – External Materials and Finishes

No highway comments

Condition 4 – Screen Walls and Fences

No highway comments

Condition 6 – Cycle Parking

Condition 6 is as follows:

"No part of the development shall be first occupied until the plans and details of covered and secure cycle parking spaces have been submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 of the Arun Local Plan."

The applicant has submitted a site plan, demonstrating the location of cycle sheds for both dwellings, in accordance with WSCC and Arun Parking Standards. The LHA is satisfied that Condition 6 can be discharged.

Condition 7 – Site Set Up

Condition 7 is as follows:

"No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction."

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policy T SP1 of the Arun Local Plan."

The applicant has submitted a Construction Management Plan. The plan has demonstrated the locations for temporary contractors buildings, storage for plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. The LHA is satisfied that Condition 7 can be discharged

Condition 8 – Electric Vehicle Charging

No highway comments

Condition 16 – Decentralised and Renewable Energy

No highway comments

Condition 19 – Landscaping Scheme

No highway comments

Condition 20 – Tree Protection

No highway comments

Kyran Schneider
West Sussex County Council – Planning Services