

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	28 June 2021
LOCATION:	Land adj Church Farm Barn Horsemere Green Lane Climping BN17 5QZ
SUBJECT:	CM/30/21/DOC Approval of details reserved by condition imposed under C/32/20/PL relating to conditions 3-schedule of materials & finishes, 4-car parking spaces, 5-covered & secure cycle parking spaces, 6-electric vehicle charging spaces, 7-landscape scheme & 8-detaisl of screen walls and/or fences.
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.

This application seeks discharge of conditions 3, 4, 5, 6,7 and 8. Conditions 3, 7 and 8 do not pertain to highways matters and as such no comments will be provided for these.

Condition 4:

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

The proposed plans demonstrate three parking spaces for the proposed dwelling. This exceeds the minimum anticipated parking demand for the proposed dwelling, and therefore is considered acceptable.

Condition 5:

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

The plans demonstrate that a secure and covered 'Bike Bunker' will be provided to the front of the site to provide storage for three bicycles. This is considered acceptable.

Condition 6:

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

The proposed plans demonstrate that a single EV charging point will be provided to the site

frontage. The LHA would consider this acceptable, however it is noted that this does not meet the Arun District Council SPD requirement for 100% of spaces to be provided with EV charging facilities. The LPA are advised to consider whether the proposed provision is sufficient.

Conclusion

In conclusion, the LHA are satisfied that Conditions 4, 5 and 6 can be discharged. However, as above, the LPA are advised to consider whether the level of EV provision is sufficient for discharge of Condition 6.

Nicola Fry
West Sussex County Council – Planning Services