

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	20 December 2021
LOCATION:	Mistletoe Farm, Horsemere Green Lane, Climping, BN17 5QZ
SUBJECT:	CM/72/21/DOC Approval of details reserved by condition imposed under CM/18/21/PL relating to conditions 5-Biodiversity Enhancement plan, 7-covered and secure cycle storage, 8-electric vehicle charging space(s), 9-Energy Statement, 10-surface water drainage, 11-Arboricutural Assessment & 12-Construction Management Plan.
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.

This proposal seeks the approval of details reserved by conditions 5, 7, 8, 9, 10, 11 and 12 of application CM/18/21/PL. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application CM/18/21/PL, raising no highway safety concerns.

Condition 5 – Biodiversity Enhancement Plan

No highway comments.

Condition 7 - Covered and Secure Cycle Storage

Condition 7 is as follows:

"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 in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose."

The applicant has provided details of the proposed cycle store, with provision for two cycles in accordance with Arun Parking Standards. The LHA is satisfied that Condition 7 can be discharged.

Condition 8 – Electric Vehicle Charging Spaces

Condition 8 is as follows:

"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 in writing by the Local Planning Authority."

The applicant has provided details of the proposed EV parking provision, in accordance with Arun Parking Standards. The LHA is satisfied that Condition 8 can be discharged.

Condition 9 – Energy Statement

No highway comments.

Condition 10 – Surface Water Drainage

No highway comments.

Condition 11 – Arboricultural Assessment

No highway comments.

Condition 12 – Construction Management Plan

Condition 12 is as follows:

"No development shall commence 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 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 (including tree protection measures),*
- 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)"*

The applicant has submitted a Construction Management Plan, providing the locations for on-site parking, loading/unloading, material storage, heras fencing and wheel washing, in accordance with the requirements set out by Condition 12. Therefore, the LHA is satisfied that Condition 12 can be discharged.

Kyran Schneider
West Sussex County Council – Planning Services