

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	Highways, WSCC
DATE:	04/02/2025
LOCATION:	HHRFC Clubhouse, Whitemans Green, Cuckfield, RH17 5HX
SUBJECT:	DM/25/0124 Discharge of condition nos 2, 3 and 4 of planning application DM/24/0832. (discharge is only sought in relation to phase 1 of the development being the construction of the padel courts.)
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / More Information
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks to discharge conditions 2, 3 and 4 of permitted application DM/24/0832, with details being sought in relation to Phase 1 of the development being the construction of the padel courts. WSCC in its role as Local Highway Authority (LHA) was consulted for application DM/24/0832, raising no highway safety concerns.

Condition 2 – Surface Water Drainage and Disposal

No highway comments.

Condition 3 – Construction Management Plan

Condition 3 is as follows:

"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 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 and details of a neighbour notification procedure for particularly noisy construction works."*

The applicant has submitted a Construction Management Plan document which aims to address the points included in the above-mentioned condition. However, it appears to be lacking in any detail for most of these points. The LHA would request that more detailed information be provided for the following points:

- Access and routing arrangements
- Location and amount of car parking provision for site operatives and visitors
- Areas for loading and unloading
- Areas for storage of plant and materials
- Location of wheel washing provision

It may be beneficial for the applicant to provide an accompanying site set-up plan, which can be used to clearly demonstrate the site set-up during construction.

Please raise the above with the applicant and reconsult.

Condition 4 – Schedule of Materials and Finishes

No highway comments.

Kyran Schneider

West Sussex County Council – Planning Services