

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Ian Gledhill County Highways
DATE:	14 th March 2019
SUBJECT:	BE/22/18/DOC Approval of matters reserved by condition imposed under BE/18/17/PL relating to conditions 4- archaeological works, 5-surface water drainage, 9- landscape scheme, 10-protection of existing trees/bushes/shrubs, 14-foul drainage, 15-ecological enhancement scheme, 17-landscape management plan, 18-details of laying out timetable for provisions & future maintenance of Public Open spaces, 20- 10% decentralised & renewable or low carbon energy sources, 21-street lighting scheme, 23- vehicle access, 25-car parking spaces, 27- construction of road(s), footways & casual parking areas & 28- Travel Plan statement. Land West of, New Barn Lane, Bersted
DATE OF SITE VISIT:	N/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/a See below for breakdown.

Comments are offered in respects of those conditions relevant to the Local Highway Authority.

Condition 21 (Street Lighting) – Although not a condition requested by the LHA, in the event that the on-site roads are offered for adoption as public highway, the street lighting design would need to be checked and approved as part of the adoption process. It would be helpful if the applicant can confirm their intentions as to whether the roads will or won't be offered for adoption as public highway.

Condition 23 (Access) – The location of the access has already been accepted by the LHA as part of BE/18/17. Plans have been submitted that have also been submitted for the s278/highway works agreement. These plans have not yet been granted approval by the LHA for the purposes of the s278. It would therefore be premature to approve these for the purposes of this condition. The plans should be resubmitted once the LHA has granted technical approval to the plans as part of the highway agreement process.

Condition 25 (Car Parking) – No plans have been submitted with the current discharge of condition application to satisfy this. However details of car parking have been provided as part of the approved reserved matters application BE/113/17. As such details have been previously considered and accepted to meet this condition. The LPA should determine if the separately submitted RM plans are sufficient to meet this condition.

27 (Construction of roads, footways, and casual parking areas) – This condition covers the construction details of the on-site roads. Confirmation would be required from the

applicant as to whether it is the intention for the on-site roads to be offered for adoption as public highway. If the roads are to be adopted, the LHAs mechanism to review the acceptability would be the technical approval associated with the highway adoption agreement. As a result, the LHA could not recommend the discharge of this condition until approval is granted. If the roads are to remain privately maintained, the LPA should satisfy themselves that the roads, footways, and casual parking areas are suitably constructed to safeguard the amenity of future residents.

28 (Travel Plan Statement) – The submitted TPS is considered appropriate and the measures proportionate to the scale and impact that will result from the development. Condition 28 can be discharged.

Ian Gledhill
Principal Planner