

Persimmon Homes (South Coast)
100 Wickham Road
Fareham
PO16 7HT

Date: 28th March 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/19/22/DOC

Dear Mr Buczynskyj,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref Y/89/14/PL relating to Condition No 4 -
improvement of existing public rights of way.
Land to Rear of Burndell Road Yapton BN18 0HR

Notification regarding the above application:

Condition Number 4

No dwelling shall be occupied until plans and details for the improvement of the existing public rights of way have been submitted to and approved in writing by the Local Planning Authority. These improvements shall take the form of signing of the legal routes, the provision of dropped crossing points across the proposed internal roads and the provision of surfacing improvements in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in full by the time of the occupation of the 150th dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the rights of the public.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The details submitted in respect of this condition comprise drawings 14259/1 Rev A "Public Rights of Way Standard Details" and 4822:23 Rev D "Public Right of Way Route & Details"

These have been appraised by County Highways who are satisfied with the details. The condition is fully discharged insofar as the submission of details relates and on the proviso that the applicant liaise with WSCC Public Rights of Way regarding the improvement works and in particular the timetable for these.

It is noted that the condition requires that the approved works be implemented in full by the time of the occupation of the 150th dwelling however the whole of the site has already been occupied and has

been for over a year.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning