

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 17th April 2015

**FROM: Ian Gledhill TO: Arun District Council
FAO: Neil Crowther**

SUBJECT: Y/31/15/DOC - Application for approval of matters reserved by condition imposed under Y/89/14/PL relating to conditions 5, 7, 8, 9 & 10 - Construction of roads, secure cycle parking spaces, emergency access point, verification report & foul water drainage system

Land rear of Burndell Road, Yapton, BN18 0HR

DATE OF SITE VISIT:

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

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

Condition 5 (construction and surfacing of roads) – Details have been provided of the surface finishes as well as typical construction cross sections. The LHA's mechanism for reviewing the acceptability of the construction is the technical approval process associated with any highway adoption agreement. According to my records, no application has been submitted to the LHA to cover the adoption of the on-site roads. It's noted also that permeable paving is proposed; the LHA do not currently adopt permeable paving. As such it would appear that the on-site roads are remaining private, the LHA would therefore not have any future maintenance responsibility for these. The LHA would not wish to comment further on these details.

Condition 7 (cycle parking) – The submitted plan show the provision of sheds. These will accommodate cycle parking requirements. Condition 7 can be discharged.

Condition 8 (emergency access) – There doesn't appear to be any particular commentary given in connection with this condition. The presumption is that the bollard details will comprise the emergency access. The details would be acceptable in preventing through traffic but can be lowered to provide emergency access. The details are acceptable, condition 8 can be discharged.

**Ian Gledhill
Strategic Planning**