

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	28 May 2019
LOCATION:	Yapton Metal Company Burndell Road Yapton BN18 0HP
SUBJECT:	Y/42/19/DOC Approval of details reserved by condition imposed under ref Y/53/16/PL relating to Condition Nos 3 - surface water drainage, 4 - maintenance & management of SuDs system, 5 - site set up and 7 - protective fencing/site monitoring.
RECOMMENDATION:	More Information

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on discharge of conditions attached to approval Y/53/16 (4 x dwellings and access).

Condition 5 relates to the site set up during construction to include areas for plant/material storage, temporary contractor parking, loading and unloading areas and method of access and routing for construction vehicles. A site set up plan has been provided which details access, parking and material storage.

It is not clear whether this plan is to scale, furthermore, clarification is required regard the proposed access arrangements. The plan annotates that shared access with development approved under Y/19/16 will be available after 6th June 2019. Prior to this temporary access to the site from Burndell Road will be provided. From an inspection of local mapping there is no dropped kerb to the access hatched blue and this appears to go through verge and flint wall boundary of existing property Wayside. The applicant should clarify these arrangements and provide additional info on the following:

- will large vehicles be expected to deliver within the site and turn on site - this does not appear achievable with the current site set up.
- provide clearer indication of access arrangements including access width and clear space within the site to allow access to parking area.
- where will the area for loading/unloading be? can the existing access to Burndell Yard be utilised for a through route?

Please ask the developer for this additional information and clarification on site set up arrangements during construction phase.

Katie Kurek
West Sussex County Council – Planning Services