

AI/119/17/DOC CONSULTATION RESPONSE FROM WSCC

Thanks

Mandy

From: David Easton

Sent: 22 February 2018 09:20

To: Planning.Responses

Subject: FW: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Please upload as an additional consultation response from WSCC Strategic Planning

From: [REDACTED]

Sent: 19 February 2018 17:03

To: Claire Potts

Subject: FW: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Hi Claire,

Following my email below, I wanted to let you know the business has appointed a demolition contractor and they are geared to commence works on the 26th February 2018.

I believe that as long as this condition is discharged then we are in compliance with our obligations and I wanted to be certain to ensure that no enforcement occurs.

Many Thanks

Darren

From: Darren Kennett - TW Southern Counties

Sent: 19 February 2018 15:59

[REDACTED]
Subject: FW: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Hi Claire,

I hope you had a nice holiday.

Please find Ian Gledhills's approval to discharge condition 18...

Many Thanks

Darren

From: [REDACTED]
Sent: 19 February 2018 15:51
To: [REDACTED]
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Hello Darren, my previous comments were made against condition 15 rather than 18.

Even so, the details you've provided are still adequate to meet the requirements of condition 18. This condition can be discharged.

Please feel free to forward these additional comments to Clare Potts.

Kind regards

Ian Gledhill

Ian Gledhill BSc MIHE MCIHT| Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 15:47
To: Ian Gledhill
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Thanks Ian,

I was hoping this would discharge condition 18, as condition 15 is already approved. (copy attached)
The wording within the condition 18 is as follows:-

No development shall take place including any works of demolition until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking vehicles of site operatives and visitors
- ii) loading and unloading of plant, materials and waste
- iii) storage of plant and materials used in the constructing the development
- iv) the erection and maintenance of security
- v) the provision of wheel washing facilities and other works required to mitigate the impact of construction on the public highway
- vi) details of public engagement prior to and during construction
- vii) temporary arrangements for access to the site and routing of construction traffic

Many Thanks

Darren

From: [REDACTED]
Sent: 19 February 2018 15:42
To: Darren Kennett - TW Southern Counties [REDACTED]

[REDACTED]
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Darren, I can confirm that the details on the attached plan are now acceptable. From a highways point of view, I can confirm that condition 15 of AL/61/13 (the discharge for which is submitted under AL/119/17) can be discharged.

Kind regards

Ian Gledhill

Ian Gledhill BSc MIHE MCIHT| Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

From: Darren Kennett - TW Southern Counties [REDACTED]
Sent: 19 February 2018 14:12
To: Ian Gledhill
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Hi Ian,

Please find attached the updated layout indicating the temp access as discussed.

I trust this meets with your approval?

Many Thanks

Darren

From: [REDACTED]
Sent: 15 February 2018 11:41
To: [REDACTED]
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Hello Darren, I see no harm in including this. The plan then comprehensively shows the construction arrangements.

Ian

Ian Gledhill BSc MIHE MCIHT| Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

From: Darren Kennett - TW Southern Counties [REDACTED]
Sent: 15 February 2018 11:15
To: Ian Gledhill
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Hi Ian,

For the avoidance of doubt, can you let me know if the haul road between the S171 and existing road needs to be indicated on the plan?

Many Thanks

Darren

From: Ian Gledhill [REDACTED]
Sent: 13 February 2018 12:41

[REDACTED]

Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Craig, sorry for the delay in coming back to you on this.

In principle, I have no over-riding concerns with the proposed location of the temporary access. However, I would require the radii on the northern side to be increased to eliminate the need for large vehicles when exiting to cross into the southbound lane of the A29; this is after all the dominant movement for exiting HGVs. Providing the drawing is amended, I'd be content with this temporary arrangement.

Darren, as discussed a moment ago and following on from the above, if the CMP can be updated so as to show the location and geometry of the temporary access arrangement, I can then recommend to the LPA that the associated condition can be discharged. As a final point, I would ask that a note is also included in the CMP stating that the temporary access is to be used for construction purposes only and would not be used to enable the occupation of any residential properties.

As to the construction of this, I'd perhaps envisage that this would be undertaken by way of a minor works agreement through Andrew Howick's team.

Kind regards

Ian Gledhill

Ian Gledhill BSc MIHE MCIHT | Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

[REDACTED]

From: Craig Longhurst [REDACTED]
Sent: 05 February 2018 15:27
To: Andrew Howick; Ian Gledhill
Cc: Ervis Koci; Darren Kennett - TW Southern Counties
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Afternoon Andrew, Ian,

In follow-up to the S278 and the email below, a revised location for the temporary access to the north of the S278 works.

I have attached a screenshot of the proposed location and would at first welcome your comments and whether you agree to the approach for a S171 temp access in this location.

I appreciate there will be an overlap in the delivery of the S278 and temp access, but at this time the S278 access can be used to allow the final widening works in the vicinity of the abandoned temp access.

If you can advise who we would need to agree the S171 with (including specification) it would be greatly appreciated

Kind Regards,

Craig Longhurst
Principal Engineer

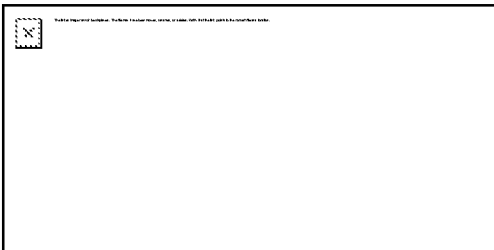


Southampton Office

☎ t +44 (0) 1489 668134
☎ dd +44 (0) 1489 668140
📍 p Lancaster Court, 8 Barnes Wallis Road, Fareham, Hampshire, PO15 5TU
🌐 w www.paulbashamassociates.com

Oxford Office

☎ t +44 (0) 1865 552855
📍 p Cranbrook House, 287-291 Banbury Road, Oxford, OX2 7JQ
🌐 w www.paulbashamassociates.com



From: Andrew Howick [REDACTED]
Sent: 19 October 2017 11:51

Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Craig

Further to Ian's comments the only point I would add is that a temporary construction access is for construction traffic only. We have had problems in past with temporary accesses being used for sales purposes and then occupations taking place. If you propose that the works will form part of the permanent s278 works then it will require a S278 MWA and will go through full detailed design process. You would not be able to use a licence to construct permanent works.

Regards

Andrew

Andrew Howick | Team Manager – Highway Agreements, Planning Services, West Sussex County Council | Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

From: Ian Gledhill
Sent: 19 October 2017 09:40
To: Craig Longhurst
Cc: [REDACTED] Andrew Howick
Subject: RE: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Hello Craig, there's a couple of aspects to this. In principle, I see no over-riding issue with what your suggesting. Details of the temporary access arrangement will need to be included within the construction management plan covering the whole site. The access geometry effectively would then be approved as part of this. I'm happy to comment on such details in advance of being submitted to discharge any related planning conditions.

For the actual implementation, Andrew's team would agree the specification. It may well be that the best means of installing the temporary works would be a minor works agreement submitted to and processed by his team. Providing all of the necessary information is submitted and road space booking allows, then hopefully this should enable the temporary works to be in place quickly.

Kind regards

Ian Gledhill

Ian Gledhill | BSc MIHE MCIHT | Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

From: Craig Longhurst [REDACTED]
Sent: 17 October 2017 17:16
To: Andrew Howick; Ian Gledhill
Cc: [REDACTED]
Subject: 064.5005 Nyton Road, Westergate - S171 Temporary Access (A29 Fontwell Ave.)

Afternoon Andrew/Ian,

In conjunction with the S278 proposals at this site, Taylor Wimpey would like to explore the option of a temporary access which would be constructed in advance of the S278 works itself.

The idea behind this would be to build what would be within the S278 works to that specification, and then just widen the temp access at a later date including the road widening itself. This would reduce impact on access/deliveries and abortive works.

I appreciate this would require the carriageway spec to be agreed by all in advance of any S171 works and early inspection of those S171 works maybe required.

It is accepted that surface course may need to be re-laid from S171 to S278 works.

I would welcome your thoughts on this approach and have attached the proposals for the temp access.

Kind Regards,

Craig Longhurst
Senior Engineer



Southampton Office

☎ t +44 (0) 1489 668134

☎ dd +44 (0) 1489 668140

📍 p Lancaster Court, 8 Barnes Wallis Road, Fareham, Hampshire, PO15 5TU

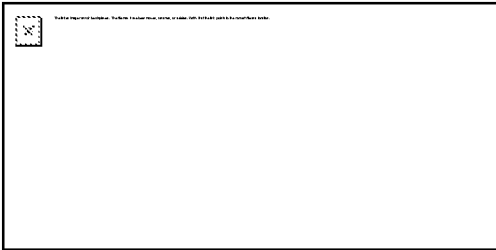
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📍 p Cranbrook House, 287-291 Banbury Road, Oxford, OX2 7JQ

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