[redacted]

From: Cleaver, Elizabeth [redacted]
Sent: 23 January 2014 14:49
To: Cian Cronin
Cc: 'Paul Sopp'; 'Chris Self'; 'Jack Wilshaw'
Subject: A/74/13/ The Vinery, Poling - HA Conditions

Dear Cian

Fargro, The Vinery, Poling

as discussed earlier, I attach the Highways Agency's Form TR110 which replaces our 'holding direction' with conditions requiring improvement works to the A27 access and a construction management plan. The drawing referred to in condition 1 is also attached.

Kind regards,

Elizabeth Cleaver, Assistant Asset Manager
Highways Agency | Federated House | London Road | Dorking | RH4 1SZ
[redacted]

Safe roads, reliable journeys, informed travellers
Highways Agency, an executive agency of the Department for Transport.

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ARUN DISTRICT COUNCIL A/74/13/

HIGHWAYS AGENCY

Safe roads, reliable journeys, informed travellers

TR110 (November 2011)

Developments Affecting Trunk Roads and Special Roads
Highways Agency Response to an Application for Planning Permission

From: Divisional Director, Network Delivery and Development, South East, Highways Agency.

To: Arun District Council

Council's Reference: A/74/13/

Referring to the notification of a planning application dated 5 June 2013, your reference A/74/13/, in connection with the A27, The Vinery, Poling, BN18 9PY for Distribution warehouse, covered storage, trade counter and offices, upgrading of access road and existing junction with A27, notice is hereby given under the Town and Country Planning (Development Management Procedure) Order 2010 that the Secretary of State for Transport:-

~~a) offers no objection;~~

~~b) advises that planning permission should either be refused, or granted only subject to conditions~~

c) directs conditions to be attached to any planning permission which may be granted;

~~d) directs that planning permission is not granted for an indefinite period of time;~~

~~e) directs that planning permission not be granted for a specified period (see Annex A).~~

(delete as appropriate)

Signed by authority of the Secretary of State for Transport

Date: 23 January 2014	**Signature:** [redacted]
Name: Elizabeth Cleaver	**Position:** Assistant Asset Manager
The Highways Agency: Federated House, London Road, Dorking, RH4 1SZ	

Condition(s) to be attached to any grant of planning permission:

1) No part of the development hereby permitted shall be occupied until the completion of the improvements to the A27 shown on drawing number 35201-102 Rev E (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport)).
2) No works shall commence on site until a Construction Management Plan, to include details of numbers and routeing of construction vehicles, provision to control and manage construction traffic and measures to prevent dust and debris from being deposited onto the A27 Trunk Road, has been submitted to and approved in writing by the Local Planning Authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport).

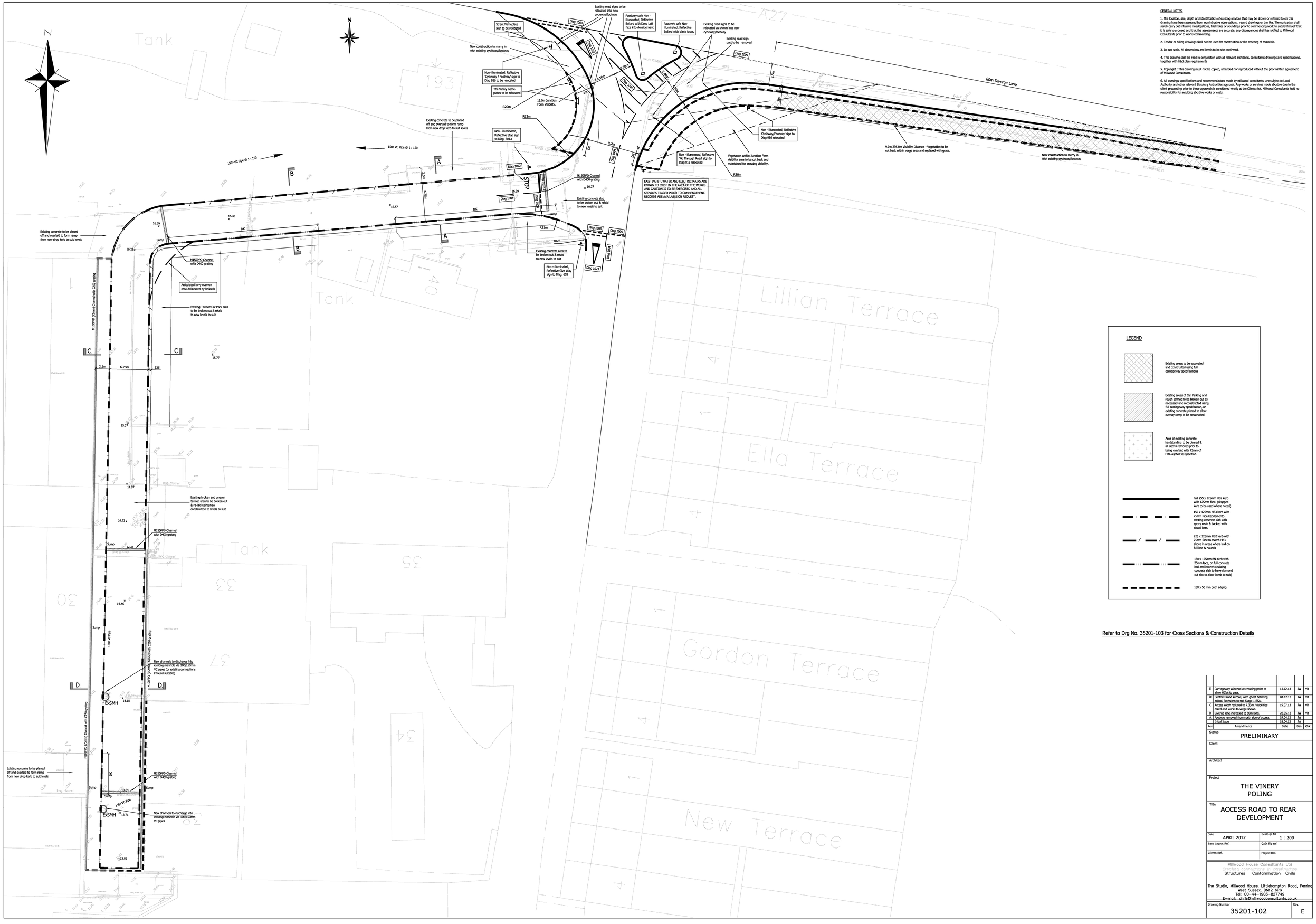
Reason(s) for the direction given at b), c) or d) overleaf and the period of time for a direction at e) when directing that the application is not granted for a specified period:

1) To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.
2) To ensure that construction of the development does not result in avoidable congestion on the A27 Trunk Road, to prevent extraneous material being deposited on the highway, to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

The Highways Agency 'Informative' dated 23-1-14 in respect of planning application* A/74/13/ *relating to the development known as Fargro, The Vinery, Poling is attached and should be appended to any subsequent planning permission.

Highways Agency Informative, 23 January 2014 - A/74/13/

This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and the Secretary of State for Transport. Planning permission in itself does not permit these works. It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Asset Development Manager A27 West Sussex, Highways Agency, Federated House, London Road, Dorking, Surrey RH4 1SZ. Email ha_info@highways.gsi.gov.uk Tel 0300 123 5000



N

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate, any discrepancies shall be notified to Millwood Consultants prior to works commencing.

2. Tender or billing drawings shall not be used for construction or the ordering of materials.

3. Do not scale. All dimensions and levels to be site confirmed.

4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements

5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of Millwood Consultants.

6. All drawings specifications and recommendations made by millwood consultants are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. Millwood Consultants hold no responsibility for resulting abortive works or costs.

LEGEND

- Existing areas to be excavated and constructed using full carriageway specifications
- Existing areas of Car Parking and rough tarmac to be broken out as necessary and reconstructed using full carriageway specification, or existing concrete planed to allow overlay ramp to be constructed
- Area of existing concrete hardstanding to be cleared & all debris removed prior to being overlaid with 75mm of HRA asphalt as specified.
- Full 255 x 125mm HB2 kerb with 125mm face. (dropped kerb to be used where noted).
- 150 x 125mm HB3 kerb with 75mm face bedded onto existing concrete slab with epoxy resin & backed with dowel bars.
- 225 x 125mm HB2 kerb with 75mm face to match HB3 above in areas where laid on full bed & haunch
- 150 x 125mm BN Kerb with 25mm face, on full concrete bed and haunch (existing concrete slab to have diamond cut slot to allow levels to suit)
- 150 x 50 mm path edging

Refer to Drg No. 35201-103 for Cross Sections & Construction Details

Rev	Amendments	Date	Dsn	Chk
E	Carriageway widened at crossing point to allow HGVs to pass.	13.12.13	JW	MR
D	Central island kerbed, with ghost hatching added. Revisions to suit Stage 1 RSA.	04.12.13	JW	MR
C	Access width reduced to 7.33m. Visibilities noted and works to verge shown.	15.07.13	JW	MR
B	Diverge lane increased to 80m long.	28.05.13	JW	MR
A	Footway removed from north side of access.	19.04.12	JW	
	Initial Issue	18.04.12	JW	

Status: PRELIMINARY

Client:

Architect:

Project: THE VINERY POLING

Title: ACCESS ROAD TO REAR DEVELOPMENT

Date	Scale @ A0
APRIL 2012	1 : 200
Base Layout Ref.	CAD File ref.
Clients Ref.	Project Ref.

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Drawing Number: 35201-102 Rev. E

ARUN DISTRICT COUNCIL A/1/A/13