

Sent: 20 October 2017 08:35
To: Michael Eastham
Subject: RE: Saltbox, Bognor Regis - Heads of Terms

Morning Michael, I see the problem. The full name of the study is the Arun Transport Study 2016 Stage 3. There are two relevant improvement schemes in this, A29/A259 Rowan Way Roundabout and A29/A259 Felpham Relief Road Roundabout. Due to pooling restrictions I would suggest that the contribution is secured towards A29/A259 Felpham Relief Road Roundabout only.

Hope that clarifies.

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: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 20 October 2017 08:22
To: Ian Gledhill
Subject: RE: Saltbox, Bognor Regis - Heads of Terms

Ian,

My Director and the councillors are probably going to ask me what the third item in the Heads of Terms for Salt Box is in terms of:

"A contribution of £65,000 towards highway capacity mitigation measures on the local highway network as set out in the Local Plan study".

Should the Section 106 Agreement set out the details of the specific mitigation measures on the local highway network as set out in the Local Plan study, rather than just refer to the "Local Plan study"?

Kind regards,

Michael

From: Ian Gledhill [REDACTED]
Sent: 17 October 2017 15:14
To: Michael Eastham
Subject: RE: Saltbox, Bognor Regis - Heads of Terms

Michael, just to conclude matters, I would confirm that all outstanding matters have now been addressed. In saying this, I can't see a copy of the drawing showing the revised spine road arrangement (drawing no. H1194-201, dated 22nd September 2017) on the planning file. I presume this has been submitted to you and will form part of the package of approved drawings.

On the basis of the above drawing and other information submitted in support of this application, no highway objection would be raised.

If minded to approve this application, the following conditions are suggested.

Access

No part of the development shall be first occupied until such time as the vehicular access onto A259 Felpham Relief Road Roundabout has been constructed in accordance with the details indicatively shown on drawing no. H1194-201.

Reason: In the interests of road safety

Car parking space

No unit shall be first occupied until the car parking serving that respective part of the development has been constructed in accordance with the approved plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No unit shall be first occupied until covered and secure cycle parking spaces serving that respective part of the development have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Access Road

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Travel Plan (to be approved)

No unit shall be first occupied until a Travel Plan covering that respective part of the development has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

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: Ian Gledhill

Sent: 17 October 2017 12:25

To: 'Tony Chapman'; 'Michael.Eastham@arun.gov.uk'

Subject: RE: Saltbox, Bognor Regis - Heads of Terms

Tony, thanks for the revised HoT's.

Michael, I would confirm that these are acceptable to WSCC. I will confirm separately those planning conditions/informatives necessary for this development.

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: Tony Chapman [mailto:tony@adlhighways.co.uk]

Sent: 17 October 2017 12:16

To: Michael.Eastham@arun.gov.uk

Subject: RE: Saltbox, Bognor Regis - Heads of Terms

Dear Michael

Please find attached the revised Heads of Terms for the S106 Agreement / Unilateral Undertaking and the plan showing the extent of the S278 works in response to the latest email from Ian Gledhill at West Sussex County Council which I attach for your ease of reference and I trust this will enable you to finalise report as there are no outstanding highway issues.

If you have any queries or if you require any further information please do not hesitate to contact me.

Kind Regards

Tony Chapman

Tony Chapman BSc, C.Eng, MICE, MCIHT, MCIWEM
Director
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ADL House, The Oaklands Business Park
Armstrong Way, Yate, BS37 5NA.

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