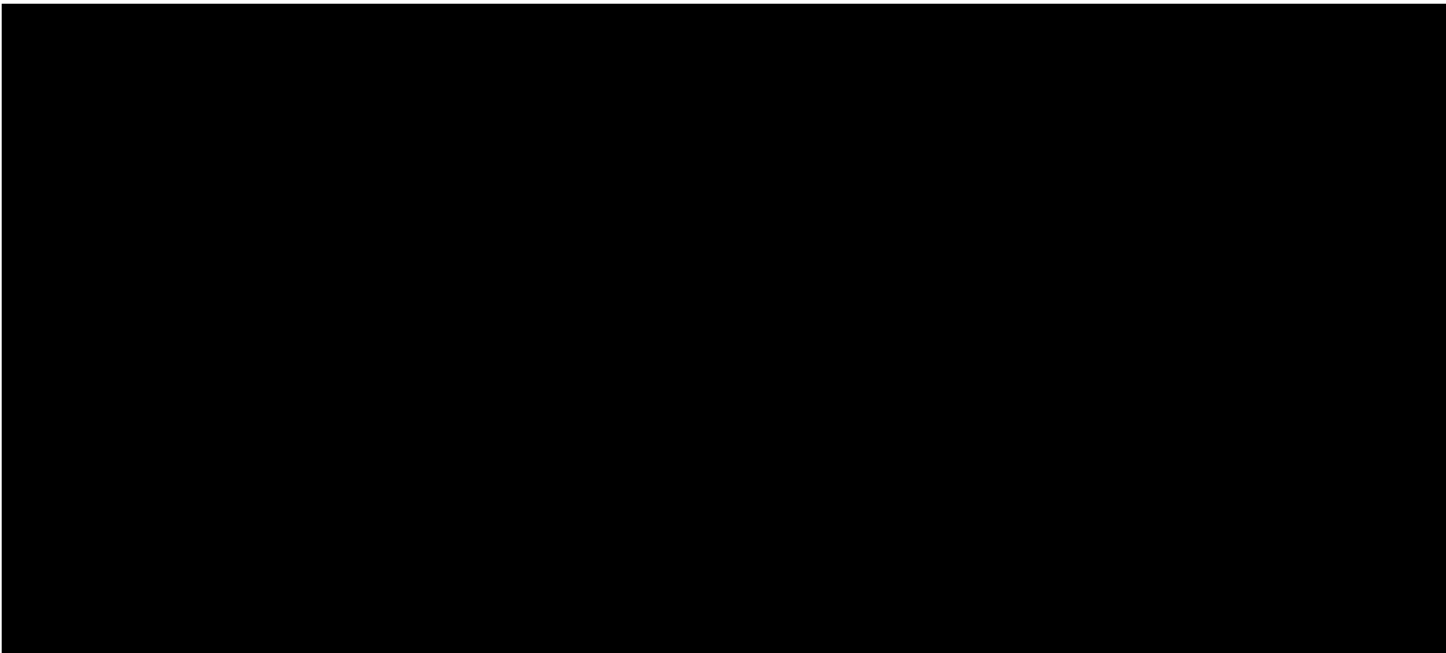




From: Michael Eastham
Sent: 20 October 2017 18:59
To: Planning.Responses
Subject: FW: Saltbox, Bognor Regis - Heads of Terms

Please upload on Ocella.

Thanks,

Michael

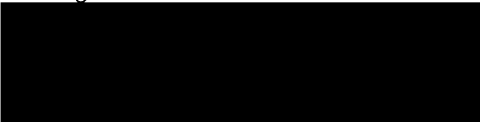
From: Nia Russell [REDACTED]
Sent: 20 October 2017 15:13
To: Michael Eastham
Subject: Re: Saltbox, Bognor Regis - Heads of Terms

Michael.

I will get a note to you on the water station on Monday. Please see attached revised drawings, that have been altered to take into account the change to the main road corner radii that were discussed at your meeting. There have also been some relocated sub stations.

1744-P01-B. Site Master Plan. Proposed Parameters Plan
1744-P02-C. Site Master Plan. Proposed Block Plan
1744-P03-A. Site Phasing Plan
1744-P04-C. Schedules
1744-P20-B. Salt Box Unit 2. Proposed Site Plan
1744-P21-B. Salt Box Unit 2. Proposed Ground Floor

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



[REDACTED]

On 20 Oct 2017, at 11:44, Michael Eastham <[REDACTED]> wrote:

Nia,

Thanks for the update.

Regards,

Michael

From: Nia Russell [REDACTED]
Sent: 20 October 2017 11:35
To: Michael Eastham
Cc: Arfon Hughes
Subject: Re: Saltbox, Bognor Regis - Heads of Terms

Michael,

Further to your email yesterday, i can comment as follows in relation to the security fencing:

As indicated on the Site Layout drawings 2.40m high palisade fencing to highway frontages is to be provided all posts to be concrete bedded. A 600mm solid aluminium high rodent barrier panel is to be incorporated to all mesh and palisade fences and gates to the whole perimeter of the plot. Fencing to be galvanised finish.

Automated swing gates to be supplied to the vehicular car park and HGV Access as denoted on the Architects External Works Drawing, height and style of gates to match that of the fencing. Each gate position to be supplied with 2no underground ducts for access control installation with operated by a key pad entry and proximity card reader to suit Warburtons standard entry system to be supplied by Video Tec zoom. Induction loop exit. A rodent barrier panel to be included.

Personnel Security gates, accessible in means of escape to be provided as indicated on the Architects External Works Drawings. Gates to be 2.4m high, black powder coated paladin nits with provision for future access control installations. A rodent barrier panel to be included.

A fenced bin enclosure of 3200x1500 with concrete pad base to be constructed in the location shown on site layout drawing.

In relation to the acoustic fence, In the acoustic report, at item 4.24 the acoustic engineers state that to screen and protect sufficiently, the development requires a 4m high acoustic barrier formed with tanalised timber feather edged close board fencing. We have asked the engineers to re-run their model to explore if there is potential for the height to be reduced and I will update you of the outcome of that exercise as soon as I am able to.

I do not have an answer in relation to the water treatment point, but will chase this up again.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 19 Oct 2017, at 09:23, Arfon Hughes <[REDACTED]> wrote:

Dear Michael

I have raised your queries with the design team and will come back to you as soon as I can.

Kind regards
Arfon

Sent from my iPhone

On 19 Oct 2017, at 08:30, Michael Eastham <[REDACTED]> wrote:

Hi Arfon,

In Nia's absence, there are just two design details that have arisen regarding the Unit 2 Warehouse:

- 1) Does the Unit need to have security fencing (and gates) around it?
- 2) Does the acoustic fencing need to be 4.0 metres high? Could it be lower in height?

Plus a water treatment plant question:

- 3) The Environment Agency normally discourages the use of on-site water treatment plants. Do you need an on-site water treatment plant?

Regards,

Michael

From: Michael Eastham
Sent: 19 October 2017 08:28
To: 'Nia Russell'
Cc: 'Hyland, Hannah'
Subject: RE: Saltbox, Bognor Regis - Heads of Terms

Nia,

There are just two design details that have arisen regarding the Unit 2 Warehouse:

- 1) Does the Unit need to have security fencing (and gates) around it?
- 2) Does the acoustic fencing need to be 4.0 metres high? Could it be lower in height?

Plus a water treatment plant question:

- 3) The Environment Agency normally discourages the use of on-site water treatment plants. Do you need an on-site water treatment plant?

Regards,

Michael

From: Nia Russell [REDACTED]
Sent: 18 October 2017 09:32
To: Michael Eastham
Subject: Re: Saltbox, Bognor Regis - Heads of Terms

Michael

Please can you confirm if there is anything else you require from our team at this stage to finalise your committee report? I am in the office today but out tomorrow and Friday so please let know if there is anything you need.

You will have seen that a further updated FRA has been sent to Charlotte for comment.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH

[REDACTED]

<image001.png>

On 17 Oct 2017, at 16:50, Nia Russell [REDACTED] wrote:

Hi Michael [REDACTED]

Please see below and attached drawing as requested.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH

[REDACTED]

<PastedGraphic-1.tiff>

Begin forwarded message:

From: Tony Chapman <[REDACTED]>
Subject: RE: Saltbox, Bognor Regis - Heads of Terms
Date: 17 October 2017 at 16:44:18 BST
To: Nia Russell <[REDACTED]> Amol Pisal <[REDACTED]>

Nia

Please find attached a copy of H1194-200 Rev A which was amended to address comments from WSCC regarding the width of the estate road which we adjusted to allow two HGV's to pass without conflict on the bends.

Regards Tony

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

From: Nia Russell <[REDACTED]>
Sent: 17 October 2017 16:25
To: Tony Chapman <[REDACTED]> Amol Pisal <[REDACTED]>
Subject: Fwd: Saltbox, Bognor Regis - Heads of Terms

Tony/Amol

Please see below. Please could you forward me a copy of Drawing H1194-201 dated 22/09/17 as requested by Michael/Ian?

Thanks

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH

<image001.png>

Begin forwarded message:

From: Michael Eastham <[REDACTED]>
Subject: FW: Saltbox, Bognor Regis - Heads of Terms
Date: 17 October 2017 at 15:56:06 BST
To: Nia Russell <[REDACTED]>
Cc: "Ian Gledhill" <[REDACTED]>

Nia,

Please will you submit a copy of Drawing no. H1194-201, dated 22nd September 2017.

Thanks,

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
Internal: 25717 | External: 0330 222 5717
E-mail: ian.gledhill@westsussex.gov.uk

From: Ian Gledhill

Sent: 17 October 2017 12:25

To: 'Tony Chapman'; [REDACTED]

Cc: 'Will Marsh'; 'Paul Hanson'; 'j.fine@westsussex.gov.uk'; 'Nia Russell'; [REDACTED]
'Amol Pisal'; 'Carl Dyer'

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
Internal: 25717 | External: 0330 222 5717
E-mail: ian.gledhill@westsussex.gov.uk

From: Tony Chapman [REDACTED]

Sent: 17 October 2017 12:16

To: [REDACTED]
Cc: Ian Gledhill; Will Marsh; Paul Hanson; [REDACTED]
Russell [REDACTED] Amol Pisal; Carl Dyer
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
ADL Highway Engineering Ltd
ADL House, The Oaklands Business Park
Armstrong Way, Yate, BS37 5NA.

[REDACTED]

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<H1194-201_Rev_ A - Proposed Estate Roads.pdf>

<http://www.arun.gov.uk>

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