

[REDACTED]

From: Ian Gledhill [REDACTED]
Sent: 11 April 2019 16:13
To: Michael Eastham; Darryl Hemmings
Cc: Nicki Faulkner
Subject: RE: Saltbox - BE/135/18/PL

Hello Michael, the current application doesn't differ significantly in highway terms (in particular trip generation) to the scheme that has planning permission. Given that there is a permitted scheme that could be built out, I think there would need to be very clear reasons to render the current application unacceptable. I'm not aware of any recent material changes that would mean the access arrangements are unsafe or would lead to severe impacts, and thereby warrant an objection on highway grounds.

As such, the access arrangements are considered appropriate.

Kind regards

Ian Gledhill

Ian Gledhill BSc MCIHT | Principal Planner – County Highways - Planning Services, [West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

From: Michael Eastham [REDACTED]
Sent: 11 April 2019 13:44
To: Ian Gledhill; Darryl Hemmings
Cc: Nicki Faulkner
Subject: RE: Saltbox - BE/135/18/PL

Hi Ian and Darryl,

Are you satisfied that the proposed employment and retail development on the Salt Box site would be accessed directly off the existing roundabout with the A29 and the Felpham Relief Road?

I look forward to receiving your response.

Kind regards,

Michael

From: Ian Gledhill [REDACTED]
Sent: 26 February 2019 15:32
To: Michael Eastham
Subject: RE: Saltbox - BE/135/18/PL

Hello Michael, I've read through the additional information. I'd comment further as follows.

WSCC has previously reviewed and formally commented on this application. The only matter raised was the requirement to provide a capacity assessment of the Saturday peak hour for comparison between the permitted and proposed schemes. It's acknowledged that such assessment was not required as part of the originally permitted scheme, BE/102/17. This was due to that scheme being expected to result in negligible impacts during the Saturday peak hour. In comparison the proposed scheme is expected to have a more notable impact. A scenario with the consented development has now been included.

For the consented (BE/102/17) development scenario, trip generation for a Saturday has been derived from TRICS. It is apparent from the outputs provided that there are very few TRICS surveys having been completed for a Saturday. The limited number of surveys therefore raises potential issues as to whether the TRICS Good Practice is met, and more importantly if the surveys are representative of the consented development. Most notably, a site has been used within Central London. Within West Sussex it is standard practice to remove all Central London sites as this location is not representative of the majority of West Sussex or the development location. In light of the limited number of TRICS survey sites, an alternative approach should have been agreed with WSCC.

Notwithstanding the above points regarding TRICS, as noted already WSCC would expect the consented scheme to generate very few new trips in the Saturday peak. As such the more important factor was the provision of a Saturday peak hour scenario that excluded the development now proposed. This at least would then enable a comparison of traffic conditions with and without the proposed development albeit this would potentially be a more worst case as the already consented development would be excluded. Even with the inclusion of unrepresentative TRICS sites, the capacity modelling for the A29/A259 Felpham Relief Road and A29 Rowan Way Roundabouts demonstrates that the proposed development would have minimal impact upon queue and delays.

No highway objection would be raised.

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

Access

No part of the development shall be first occupied until such time as the vehicular access onto A259 Felpham Relief Road Roundabout as shown indicatively shown the drawing titled Site Master Plan – Block plan, numbered 1744-P01 has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

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

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.

Ian Gledhill BSc 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
Sent: 22 February 2019 15:34
To: Ian Gledhill

Cc: SU Local Development
Subject: FW: Saltbox - BE/135/18/PL

Hi Ian,

Please find attached the applicant's reply to your consultation response on BE/135/18/PL – Salt Box.

I look forward to receiving your reply.

Regards,

Michael

From: Arfon Hughes [REDACTED]
Sent: 20 February 2019 16:09
To: Michael Eastham
Cc: Arfon Hughes; Nia Russell; Mr Will Marsh; Keith Sarchett; Chris Thrippleton
Subject: Saltbox - 3503 TN (February 2019).pdf

Dear Michael

Thank you for meeting Nia earlier and your note following.

I attach our highway consultant's response to the consultation response from WSCC.

In terms of the s106 discussions that you had earlier, can you please confirm who in legal our solicitor should be speaking to - and can you also give them instructions as required so that they will take the call! As Nia may have explained, we have discussed the s106 with Carl Dyer at Irwin Mitchell and I think the s106 & 278s can be rolled into deeds of variation of the existing agreements, making them quicker and easier to resolve.

Many thanks for your help.

Kind regards

Arfon

Arfon Hughes
Managing Director
Mango Planning & Development Limited
Number Two Waterton Park
Waterton, Bridgend
CF31 3PH

<http://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

<http://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.