

[REDACTED]

From: Debbie Farrell [REDACTED]
Sent: 29 July 2021 17:35
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Steven Shaw [REDACTED] Karl Roberts <Karl.Roberts@arun.gov.uk>
Subject: FW: LU/75/21

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Dear Andrew

Please accept my apologies for the delay.

LU/331/17/PL

Erection of 4 employment units, flexible use classes B1c/B2/B8 with associated areas for car parking, service yard and landscaping

LU/75/21/DOC

Discharge of the following conditions

Condition 5

No development shall be commenced until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority

Problems 3.1.1 (carriageway construction details) & 3.1.2 (drainage details) raised in the Stage 1 Road Safety Audit (RSA) are not planning related and will be addressed within the Stage 2 RSA (submitted with LU/75/21) to be agreed during the S278/Minor works Agreement process.

Problem 3.3.1 relates to concern over parking on the western side of the altered access and its impacts on larger vehicles entering the opposing carriageway when accessing/aggressing the junction. The Stage 1 RSA recommends that parking restrictions are proposed to the west of the altered access. Plan No: 3548.800.RevA Titled Proposed Traffic Regulation Order Plan has been submitted which shows the proposal for No Waiting restrictions.

The Highway Authority would not wish to raise an objection to the discharge of this condition.

Condition 6

No development shall be commenced until such time as a Traffic Regulation Order, or a revision to an existing order, securing the provision of no waiting at any time restrictions in accordance with details to be submitted has been approved by the Highway Authority and written confirmation of this approval has been made available to the local Planning Authority.

The applicant has applied for the relevant Traffic Regulation Order and it is currently out for consultation until 12th August 2021. A decision shall be made following the consultation period and dependant on the nature and level of objections to the TRO. The no waiting at any time provision as proposed on Plan No: 3548.800.RevA is acceptable in principle to the Highway Authority in that they address the concerns raised in the Stage 1 RSA. From a planning perspective the TRO process is considered to be a separate post planning process and an applicant cannot be required to implement a TRO as it is subject to a separate statutory process and outside of their control. In light of this whilst the TRO has not currently been approved by the Highway Authority, as per the requirement of the condition, the Highway Authority would not wish to object to this condition on a planning basis.

Regards,
Debbie

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