

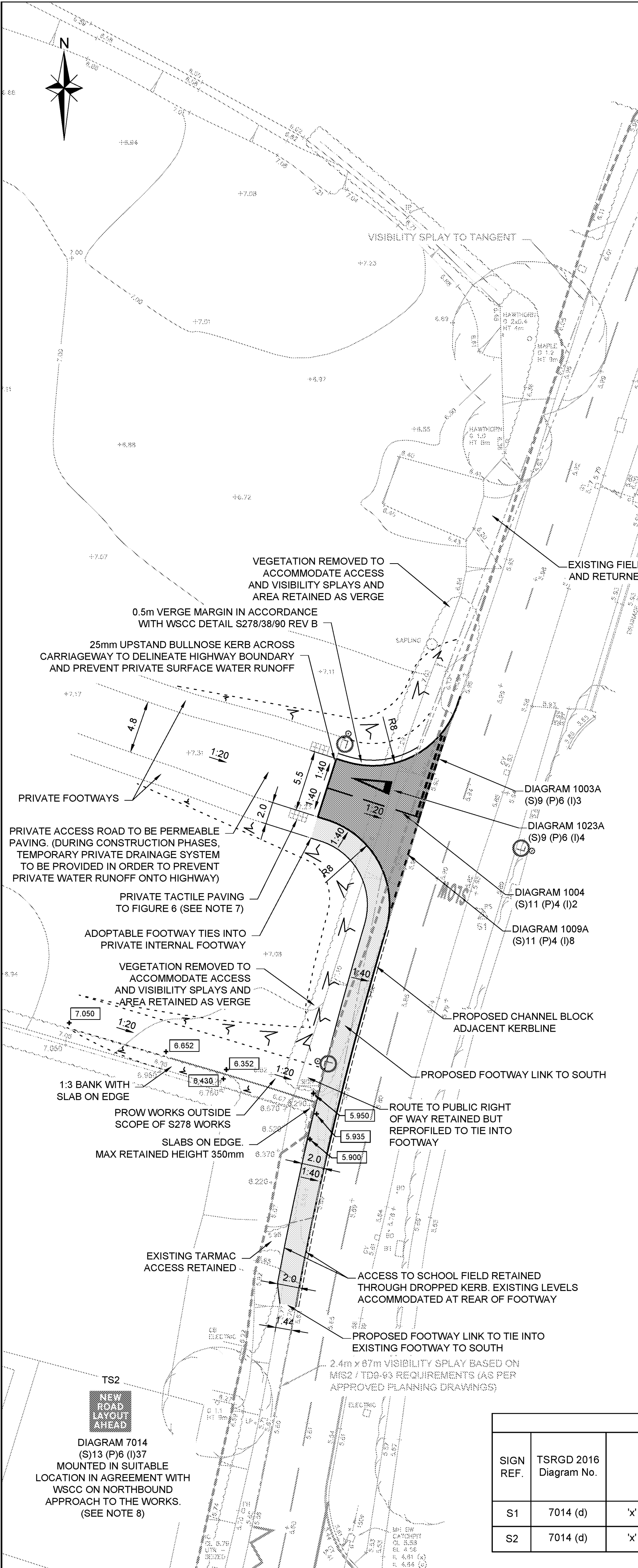
Project Name : Land at Stakers Farm, Yapton
Job No : 19-156
Note Title : Highways Technical Note
Author : ESH
Checked : SRD
Approved : SCW
Date : January 2020

- 1.1 Odyssey have been asked to prepare this Highways Technical Note (HTN) on the behalf of Dandara in respect of a detailed planning application for the construction of a vehicular access from North End Road to the Land at Stakers Farm, Yapton (the development site).
- 1.2 Vehicular access to the development site has been approved through two outline planning applications, Y/88/18/OUT and Y/44/17/OUT which respectively sought the provision of 38 dwellings, and a further 70 dwellings (to a total of 108 dwellings on-site) served from a priority junction with North End Road.
- 1.3 The application for 38 dwellings (Y/88/18/OUT) is very similar to a previous application at the development site, Y/93/14/OUT which was approved with conditions. The differences between the first and second application for 38 dwellings at the development site comprised of:
- A slightly different layout (no access shown into the adjacent Stakers Farm site);
 - A 5.0m (instead of the previously shown 4.5m) boundary landscape buffer shown on the western boundary;
 - An increase in public open space by 46m²; and
 - An increase in width of Footpath 329 to 3.0m.
- 1.4 Both applications, Y/93/14/OUT and Y/88/18/OUT, have been shown to be served from the same vehicular access as presented in **Appendix A**.
- 1.5 The principle of providing vehicular access from North End Road to serve 108 dwellings has, therefore, been established, subject to further details required as part of the S278 application, alongside a number of other pre-commencement conditions.

- 1.6 The applicant wishes to submit a separate application to deliver the site access (principally the S278 works) prior to discharging the other pre-commencement conditions.
- 1.7 The construction of the site access prior to discharging the other pre-commencement conditions has benefits to the build-out of the scheme as well as the local community, as summarised below:
- The construction of the site access / S278 works can be undertaken in a timely fashion / during school holidays, helping to minimise the developments' impact on the local highway. This includes avoiding construction vehicles being on the local highway when parents are setting-down and picking-up of pupils;
 - The site access will serve future construction traffic into the development site, helping to prevent queuing and congestion on the local highway.
 - Construction vehicles will be able to be managed within the construction site; including providing such services as wheel wash facilities helping to keep the highway clean and clear of debris.
- 1.8 Full details of how the construction site will be managed, and how the development's impact on the local highway will be minimised will be presented in the Construction Management Plan to be submitted as a separate report as part of this application.
- 1.9 There have been no notable alterations to the proposed vehicular access as presented in the latest Transport Statement for the 38 unit scheme (Y/88/18/OUT). As part of the 70 unit application (Y/44/17/OUT) the prepared Transport Statement included a PICADY assessment of the site access with North End Road, which demonstrated that in the future (2022) the site access is expected to operate within capacity when taking into account local traffic growth (both TERMPRO growth factors to 2022 and local committed development) and the total 108 dwellings proposed on-site.
- 1.10 There are no proposals to change the site access from that originally presented in the 38 unit scheme (Y/93/14/OUT). The access will still be provided as a priority junction with North End Road, with a 5.5m carriageway width, 2.0m wide footway, pedestrian dropped kerb crossing with tactile paving and 8.0m radii. A plan of the proposed site access is presented in **Drawing 19/156/YAP-S278-01D**, in addition refer to **Appendix A** for a plan of the proposed site access as submitted as part of the approved outline application Y/88/18/OUT.
- 1.11 As part of the ongoing S278 design work a Stage 2 Road Safety Audit (RSA2) was undertaken. One minor problem was raised relating to drainage on the eastern side of North End Road; this has been addressed within the Designer's Response, which is included in **Appendix B**.

- 1.12 As there is proposed to be no notable changes to the vehicular access as permitted in the outline applications, which demonstrated that suitable access could be achieved, it is considered acceptable to permit the site access / S278 work to be undertaken prior to discharging the other pre-commencement conditions.

DRAWING



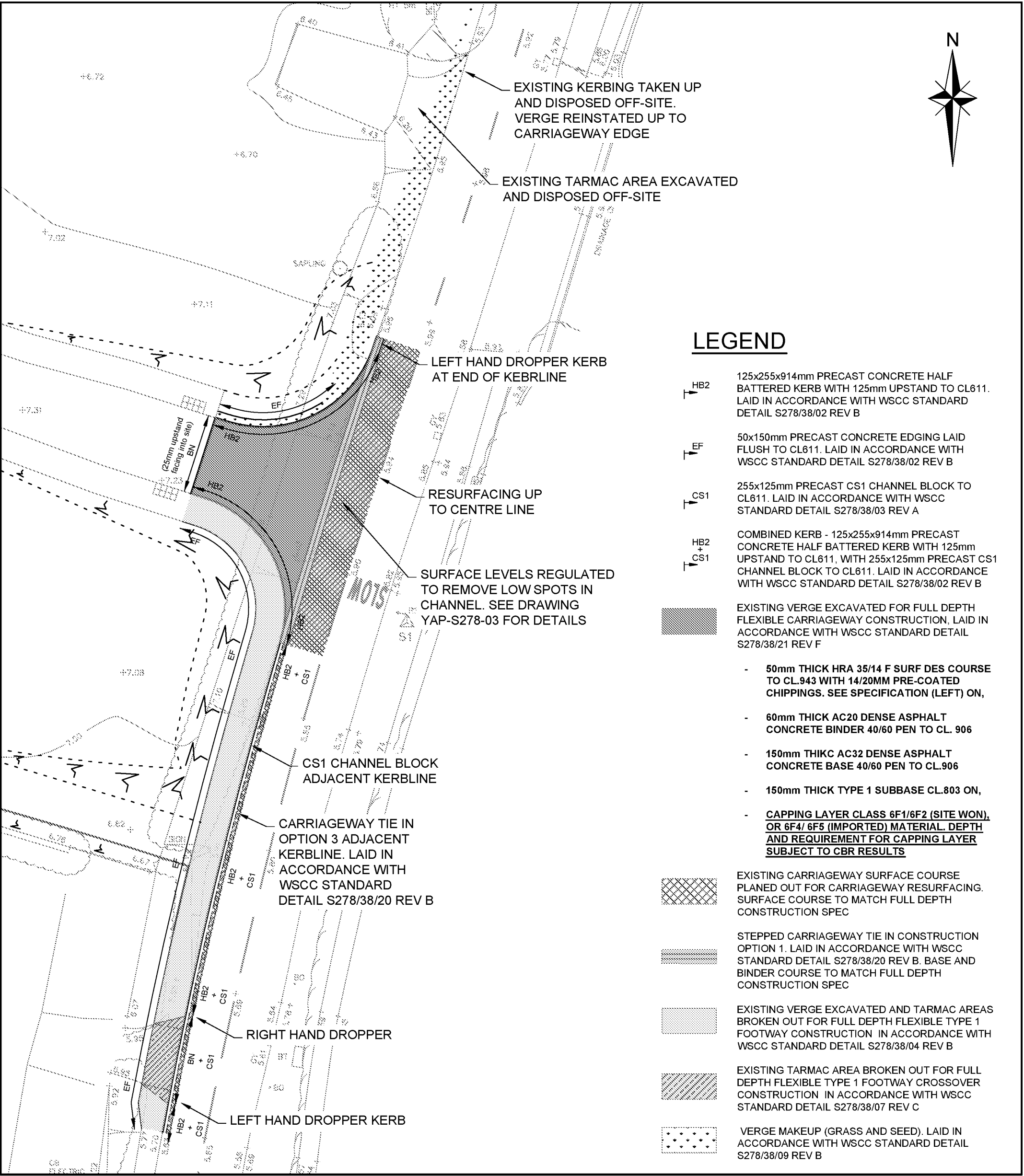
ROAD MARKING SCHEDULE				
TSRGD 2016 DIAG NO.	TYPE	MARK	GAP	WIDTH
1003A (S9, P6, 3)	Give way carriageway marking	600mm	300mm	200mm (300mm gap)
1004 (S11, P4, 2)	Longitudinal carriageway marking	4000mm	2000mm	100mm
1009A (S11, P4, 8)	Edge of carriageway at road junction (exit)	600mm	300mm	100mm
1023A (S9, P6, 4)	Approach to road junction (triangle)	-	-	as shown in TSRGD

Table for guidance only. Refer to TSRGD 2016 for up to date dimensions and marking layouts.

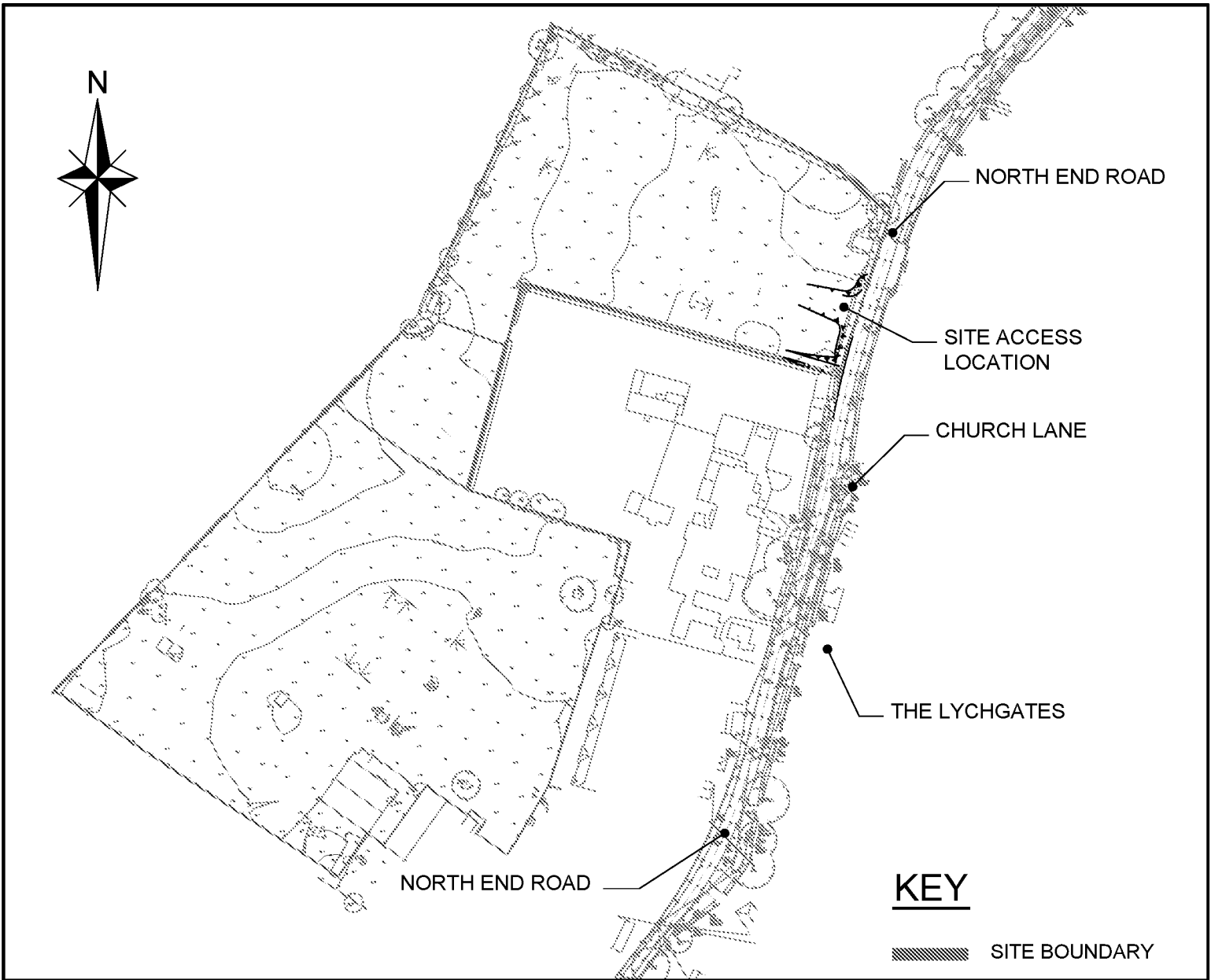
SIGNAGE SCHEDULE							
SIGN REF.	TSRGD 2016 Diagram No.	Sign Size / 'x' Height	Minimum Mounting Height	Posts	Foundations Details	Illumination	Mounting Locations and Orientation
S1	7014 (d)	'x' Height 50mm	2400mm	-	-	Reflectorised Material	To be agreed with WSCC Engineer on-site
S2	7014 (d)	'x' Height 50mm	2400mm	-	-	Reflectorised Material	To be agreed with WSCC Engineer on-site

LEGEND

- CARRIAGEWAY
- FOOTWAY
- TREES AND VEGETATION TO BE REMOVED
- TACTILE PAVING (REFER TO SPECIFIC LOCATIONS FOR ARRANGEMENT TYPE)
- VISIBILITY SPLAY
- EXISTING HIGHWAY BOUNDARY (BASED ON WSCC MAPPING RECORDS)
- PROPOSED LEVELS (mAOD)
- VERGE BANKING AT 1:3
- PCC SLAB ON EDGE
- INDICATIVE LIGHTING COLUMN POSITIONS. LOCATIONS BASED ON ASSUMPTIONS AND FINAL NUMBER OF COLUMNS AND POSITIONS ARE TO BE CONFIRMED BY FULL DETAILED STREET LIGHTING DESIGN



SITE CLEARANCE AND CONSTRUCTION MAKEUP



LOCATION PLAN (SCALE 1:2500)

NOT FOR CONSTRUCTION - SUBJECT TO APPROVAL

NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE MANUAL FOR CONTRACT DOCUMENTS, VOLUME 1, SPECIFICATION FOR HIGHWAY WORKS, WEST SUSSEX COUNTY COUNCIL SPECIFICATION, "SEWERS FOR ADOPTION 6TH EDITION - A DESIGN GUIDE FOR DEVELOPERS AND ALL OTHER RELATED DRAWINGS ISSUED.
- IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION & THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL WORKS TO BE CONSTRUCTED WITHIN HIGHWAY LAND AND LAND TO BE DEDICATED TO THE HIGHWAY AUTHORITY.
- VISIBILITY SPLAYS FOR THE PROPOSED SITE ACCESS BASED ON APPROVED PLANNING DRAWING 2014/2270001 REV C BY RGP.
- TREE PROTECTION AND REMOVAL TO BE CARRIED OUT IN ACCORDANCE WITH ARBORICULTURE CONSULTANT
- TACTILE PAVING LAYOUTS TO FIGURE 'X' ARE PRESCRIBED LAYOUTS DEFINED IN DETR GUIDANCE ON THE USE OF TACTILE PAVING SURFACE.
- TEMPORARY SIGNS S1 TO S2 (DIA 7014) TO BE MOUNTED WHERE REQUIRED AND TO BE REMOVED AFTER 3 MONTHS. LOCATION TO BE AGREED ON SITE. REAR OF SIGN TO INCLUDE DATED STICKER STATING DATE OF REMOVAL.
- ALL EXISTING LEVELS, GRADIENTS, DEPTHS, ETC. ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ANY SOFT SPOTS WITHIN THE PROPOSED HIGHWAY SHALL BE DUG OUT AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL WITH SELECTED GRANULAR MATERIAL AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
- ALL FILL MATERIAL UP TO FOUNDATION LEVEL OF THE PROPOSED HIGHWAYS TO BE APPROVED AND COMPACTED IN LAYERS AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
- ANY EXISTING LIVE DRAINS, SEWERS, DUCTS, CABLES, ETC. THAT WILL PASS UNDER THE PROPOSED HIGHWAY SHALL BE SURVEYED, PROBED, TRACED, RODDED, JETTED, CCTV'D, ETC. TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR. AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
- ANY EXISTING LIVE MANHOLES, CHAMBERS, BOXES, ETC. THAT WILL BE LOCATED WITHIN THE PROPOSED HIGHWAY SHALL BE SURVEYED TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR. AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
- NO CONCRETE TO BE POURED OR LAID IN TEMPERATURES BELOW 2DEG C ON A FALLING MAXIMIN THERMOMETER OR BEFORE THE TEMPERATURE REACHES 2DEG C ON A RISING MAXIMIN THERMOMETER (TO BE PROVIDED BY THE CONTRACTOR AND DISPLAYED IN A POSITION AGREED BY THE HIGHWAYS INSPECTOR).
- ALL ROAD MARKINGS TO BE THERMOPLASTIC.
- CONTRACTOR TO COMPLY WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL 2009.
- CDM REGULATIONS 2015
- (i) IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING.
- (ii) THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS WITH NECESSARY SKILLS KNOWLEDGE AND EXPERIENCE TO BE ENGAGED ON WORK OF THIS NATURE OR TYPE.
- ACCESS ROAD TO HAVE GRADIENT OF 1:20 FOR THE FIRST 25m FROM JUNCTION CHANNEL TO BRING SITE UP TO LEVELS.

KEY TO HEALTH AND SAFETY SYMBOLS

- ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN OUTCOMES SHOWN ON THIS DRAWING MAYBE INDICATED BY MEANS OF THE FOLLOWING SYMBOLS.
- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
- INDICATES A RESIDUAL RISK FOR INFORMATION.
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- INDICATES A RESIDUAL RISK AS A WARNING.

D	HWAY BOUNDARY UPDATED. R/W REVISED	CJL	SW	JHM	22.01.20
C	LEVELS INFO MOVED TO NEW DRAWING	CJL	SW	JHM	18.12.19
B	INDICATIVE STREET LIGHTING ADDED	CJL	SW	JHM	05.12.19
A	CLIENT COMMENTS. BOUNDARIES UPDATED	CJL	SW	JHM	15.11.19
Rev	Amendments	Dm	Chk	App	Date

Odyssey House
Unit 3 Winchester Hill Business Park
Winchester Hill, Romsey
Southampton SO51 7UT

Telephone: 01794 527980
Fax: 01265 321134
E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

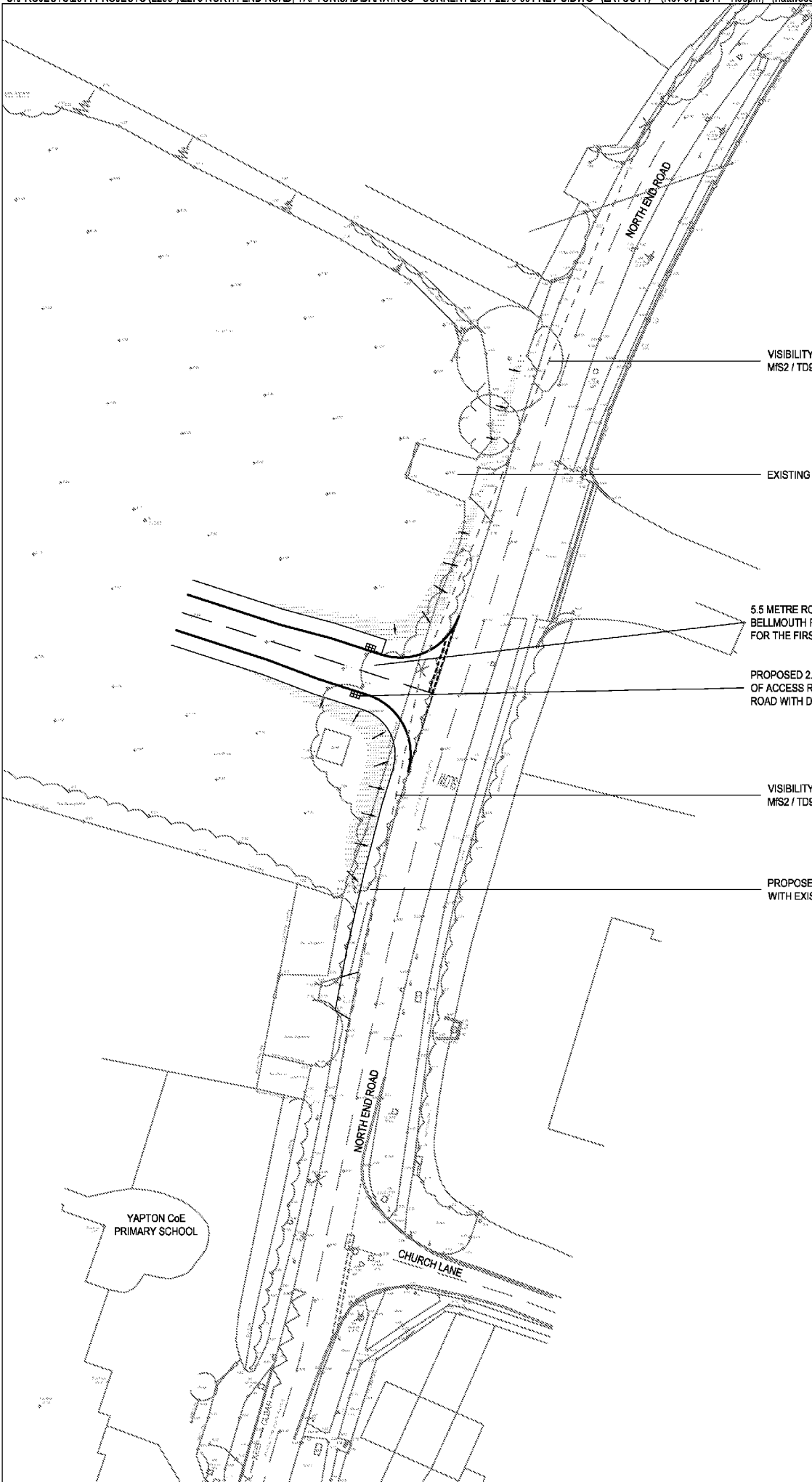
Job Title
LAND AT STAKERS FARM, YAPTON

Drawing Title
S278 GENERAL ARRANGEMENT AND CONSTRUCTION MAKEUP

Client		
DANDARA LIMITED (SOUTHERN)		
Scale	Date	Designed
1:250 @A1	OCT 19	CJL
Drawn	Checked	Approved
CJL	SW	JHM
Job No	Drawing No	Rev
19-156	YAP-S278-01	D

APPENDIX A

Outline Application Y/88/18/OUT proposed Access Arrangements



VISIBILITY SPY OF 2.4 x 76 METRES TO THE LEFT BASED ON M1S2 / TD9-93 REQUIREMENTS.

EXISTING ACCESS STOPPED UP.

5.5 METRE ROAD ACCESS ROAD WIDTH WITH A 8.0 METRE BELLMOUTH RADII. ACCESS ROAD TO HAVE A 1:20 GRADIENT FOR THE FIRST 25 METRES TO BRING UP TO SITE LEVELS.

PROPOSED 2.0 METRE WIDE FOOTWAY SITUATED ON EITHER SIDE OF ACCESS ROAD. PEDESTRIAN CROSSING POINT ACROSS ACCESS ROAD WITH DROP KERBS AND TACTILE PAVING.

VISIBILITY SPY OF 2.4 x 67 METRES TO THE RIGHT BASED ON M1S2 / TD9-93 REQUIREMENTS.

PROPOSED 2.0 METRE WIDE FOOTWAY FROM ACCESS TO TIE-IN WITH EXISTING FOOTWAY.

LEGEND



GRADED BANK (1:3) TO MEET SITE LEVELS



Transport Planners and Infrastructure Design Consultants
The Old Stables, Fry's Yard, Bridge Street, Godalming, Surrey, GU7 1HP
Tel: 01483 861681 Fax: 01483 861682 www.russellgiles.com

Client

David Robinson

Project

North End Road, Yapton

Drawing Title

Proposed Access Arrangement

Scale

1:500 @ A3

Drawn By

GSE

Checked By

ALB

Approved By

PMR

Drawing No.

2014/2270/001

Date

October 2014

Rev.

C

This map is based on or reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office (c) Crown Copyright.
Licence Number: AL100037123

This drawing is based upon Ordnance Survey mapping - RGP accept no liability for any inaccuracies with the data.

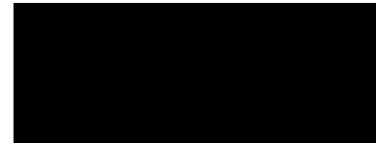
APPENDIX B

Stage 2 Road Safety Audit – Designer’s Response



LAND AT STAKERS FARM, YAPTON
DESIGNERS RESPONSE TO ROAD SAFETY AUDIT STAGE 2 – SECTION 278 WORKS

Prepared by
Odyssey
Odyssey House
Unit 3 Winchester Hill Business Park
Winchester Hill
Romsey
SO51 7UT



December 2019

SUMMARY SHEET

Title: Designers Response to Road Safety Audit Stage 2 – Section 278 Works

Project: 19-156 Land at Stakers Farm, Yapton

Report No.: 19-156-01

Date: December 2019

DOCUMENT CONTROL SHEET

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
-	Response to RSA2	CJL	SCW	JHM	BAC	18/12/2019

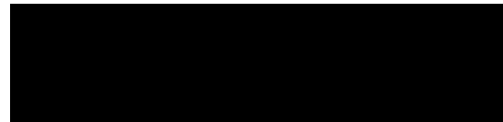
DESIGNER'S STATEMENT

A Stage 2 Road Safety Audit was carried out for the Section 278 proposals at Land at Stakers Farm, Yapton. The audit was undertaken by Badingham. Badingham have prepared their RSA report in accordance with the instructions from Odyssey. Badingham shall not be liable for the use of any information contained herein for any purpose other than the sole and specific use for which it was prepared. The auditor team identified various items for review as listed below.

We have considered the issues and problems raised in the Safety Audit in association with RSA2 report ref: AS/0839 and have appended our comments, which set out:

- the changes to the design which we propose to make, or
- the reasons why we do not propose to make any changes

Signed:



Date: 18 December 2019

Audit Item No.	Audit Team Observation	Audit Team Recommendation	Odyssey Designer's Response	Client Comment
3.1	Location: East side of B2132. Summary: Potential for standing water and localised flooding. The proposed access road is to be provided on a gradient. There is a concern that surface water run-off will collect on the east side of the B2132 carriageway opposite the site in an area where the verge is in a poor and muddy condition from over-running. There is a risk that inadequate drainage may lead to ponding in this location and loss of-control or skid-type incidents resulting in collisions, particularly involving powered two wheelers, and possible injuries to occupants or riders.	It is recommended that suitable highway drainage is provided.	Background: The existing ponding issues on the eastern side of North End Road are a result of vehicle overrun and existing highway trafficking. The proposed Section 278 works do not interfere with this area, nor do they contribute/increase the existing overrun issues in this area. Design: Drawing ref YAP-S278-04 has since been provided demonstrating drainage as part of the S278 works. Whilst the bellmouth access will create additional surface water run-off, additional gullies will be placed on the western side of North End Road and in combination with the camber on North End Road itself, this will ensure additional surface water is captured in the western channel and will not exacerbate the current ponding issues on the eastern side of North End Road. As part of the Section 278 proposals, no changes are to be proposed on the eastern verge area and as such this remains a West Sussex County Council Highway Maintenance issue.	