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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 17 March 2020 10:30

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Y/17/20/PL - Land north of Yapton C of E Primary North End Road Yapton - Additional Reponse

Further Highways Response

From: Ian Hayward [REDACTED]
Sent: 17 March 2020 09:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Stephen Garrard [REDACTED]
Subject: Y/17/20/PL - Land north of Yapton C of E Primary North End Road Yapton - Additional Repsonse

Morning Simon,

I know you have been in contact with my colleague Stephen Garrard about the above site.

I'm aware that our initial consultation response (21st February 2020) raised a request for a footway to link north out of the site to link into the Clays Farm Development Site.

The Local Highways Authority accepts that there is an existing fallback position for the access works as approved and therefore it would not be reasonable to insist on such a footway provision. We also accept that there is the opportunity to link the Clays Farm development site and this site internally. Such an internal connection can be considered under the subsequent Reserve Matters applications. The layouts of both sites is such that an internal layout would be as convenient for pedestrian and cyclists to use (particularly for south bound trips) as a footway link between the sites on North End Road. As such the footway request should be considered advice only and not insisted upon.

In addition we would like to clarify ordinarily the WSCC Road Safety Audit policy would require an RSA for this application. However given this access is the same as that approved under Y/88/18/OUT the Highway Authority does not consider it necessary to request revised RSA to assess the application.

Given the principle of the application (access only) I would appreciate some advice on how the access can, if possible, be conditioned. The submitted plan (YAP-S278-01 Red D) is subject to change while it goes through the S278 process. As such any access condition would need to be 'with plans and details to be submitted to and approved by the LPA'. Once the Section 278 Agreement had reached the Technical Approval stage it is these plans that can be submitted to finally approve the access plans. I'm mindful that we would normally request the access is provided prior to occupation but given there is technically no dwellings secured by this application is that possible? If an access condition can be worded to take the above into account it would be appreciated. The following visibility condition and informative note would also be requested.

Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 76m to the north and 2.4m by 67 metres to the south have been provided at the proposed site vehicular access onto North End Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Informative Note

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Ian Hayward

Planning Services

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