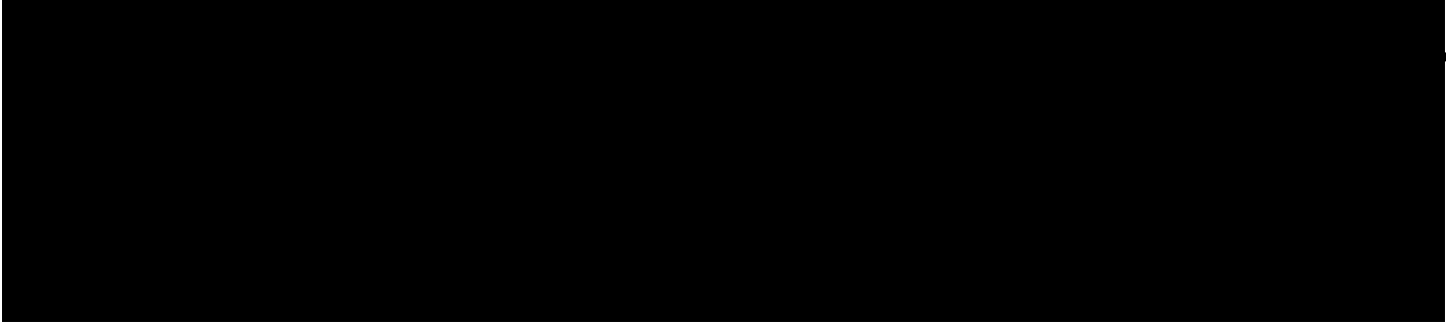




Please substitute the attached Rev J drawing and supersede the existing drawing entitled "S278 General Arrangement & Construction Makeup Dwg No YAP-S278-01 Rev D".



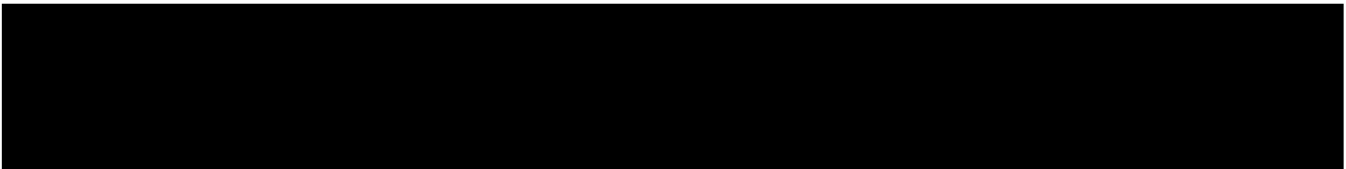
Hi Simon,

Apologies for the delay.

Please find the approved revision attached, it is revision J. The applicants are fine to agree with the suggested conditions.

Should this now be all aspects covered? The only issue I do have is that I am unsure as to whether the applicants will be contactable in respect of technical matters going forward, so please could you let me know if there is anything further as soon as possible?

With Kind Regards,
Ellie



Hi Ellie.

Ian Hayward at WSCC has confirmed that the access works do now have Technical Approval and the plan that WSCC have on file is YAP-S278-01 Rev E. The version we have on file is Rev D so will you submit the Rev E to us and we can substitute it for the existing one?

I have then agreed that the access will be covered by the standard plans conditions i.e. *the development shall be carried out in accordance with the following plans ..*

Re visibility splays, as these are shown on the drawing, I have agreed with Ian that we just need the following condition:

The visibility splays of 2.4 metres by 76m to the north and 2.4m by 67 metres to the south as shown on drawing YAP-S278-01 Rev E shall be permanently maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Hi Simon,

I have now received further information from the applicant.

As I understand it, the footway and RSA is now longer an issue as neither are specifically required.

In terms of the S278, these has been signed off for the Outline so I am assuming that this is no longer an issue?

In terms of the condition, this has been secured through Condition 5 of the Outline consent? In addition, the planning statement clearly sets out the reason for submitting the application, this is to ensure that the access is not encumbered or restricted by other condition restrictions, ensuring delivery prior to commencing on the dwellings. We would not want the standalone access to be restricted in any way by a condition.

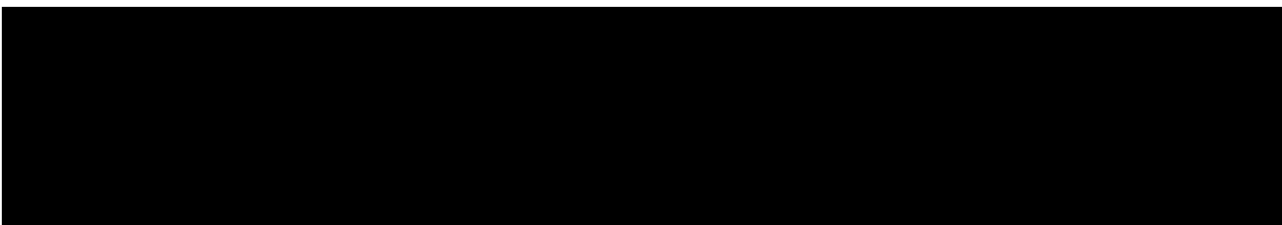
I hope this addresses Ian's queries and if not, do you have an opinion on the request for a condition?

With Kind Regards,
Ellie

Hi Ellie,

Please see below response. Have you any thoughts on how the access is conditioned?

Kind Regards



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 (01243 642105) 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