

Lynnyrd Wolfe

From: Simon Davis
Sent: 19 July 2019 16:51
To: Planning.Responses
Subject: FW: Application Ref. Y/48/19/DOC, Seeking the Discharge of Conditions 9 and 10 of Outline Consent Ref. Y/5/17/OUT - Land at the Former Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Attachments: 19.14.102 E Site Wide Elements.pdf; 020.0096.013.A.pdf
Importance: High

Please see Action Sheet

From: M [REDACTED]
Sent: 19 July 2019 13:33

[REDACTED]

Subject: RE: Application Ref. Y/48/19/DOC, Seeking the Discharge of Conditions 9 and 10 of Outline Consent Ref. Y/5/17/OUT - Land at the Former Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Importance: High

Afternoon, Simon,

Further to our recent exchange of emails below, please find attached a revised Site Wide Elements Plan ref. 19.14.102 rev. E and accompanying revised tracking diagram ref. 020.0096.013 rev. A, in respect of condition 9 of the site's outline consent ref. Y/5/17/OUT. The notes set out on the Site Wide Elements Plan have been revised to cover the TTRO and the banksmen, as per the request set out in the email dated 17 July 2019 from WSCC Highways – the precise details of the TTRO can be agreed in due course; and my client's highways consultant has been instructed to proceed immediately with an application for the TTRO.

I hope the attached concludes matters; and that you will now write to confirm the discharge of conditions 9 and 10 of the site's outline consent ref. Y/5/17/OUT as soon as possible, to the extent that site clearance and demolition can proceed.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

[REDACTED]

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From: Matthew Utting [REDACTED]

Sent: 17 July 2019 10:21

[REDACTED]

Subject: Application Ref. Y/48/19/DOC, Seeking the Discharge of Conditions 9 and 10 of Outline Consent Ref. Y/5/17/OUT - Land at the Former Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Importance: High

Morning, Simon,

Thank you for your email below and for forwarding that received from WSCC Highways. You'll see I've forwarded this information to my client under cover of this message, with a request for observations/instructions/revised plans to deal with the comments raised.

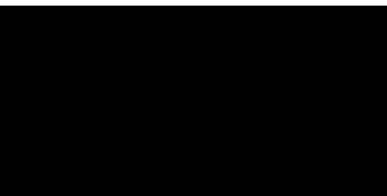
I'll therefore be in touch again soon, following which you'll hopefully be able to write to confirm the discharge of conditions 9 and 10 of outline consent ref. Y/5/17/OUT, to the extent that site clearance and demolition can proceed.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF



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From: Simon Davis <[REDACTED]>
Sent: 17 July 2019 09:45
To: Matthew Utting [REDACTED]
Subject: FW: Cinders Lane DOC app - further information

Dear Matthew,

Further to my email yesterday please see below advice and please amend the CMP accordingly.

Kind Regards

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



Save the environment - think before you print.

From: Tim Townsend [REDACTED]
Sent: 17 July 2019 09:33
To: Simon Davis [REDACTED]
Cc: Rob Torrance [REDACTED]
Subject: Cinders Lane DOC app - further information

Dear Simon,

Further to my comments sent to you yesterday, I have been discussing the matter of the Temporary Traffic Regulation Order (TTRO) and temporary traffic management with County's Local Traffic Officer for the Arun area.

As I have already said, it does appear that temporary waiting restrictions will be required to ensure that large vehicles are able to gain access to and egress from Cinders Lane. The tracking diagrams show that they are needed to the north of the junction, though maybe not for the 25 metre length indicated in the diagram (15m would probably be adequate) and I would suggest that the markings should extend southwards far enough to cover the driveway of 8, Medway Cottages, to ensure that the full width of Cinders Lane is kept clear, so about 6 or 7 metres. However, final details will need to be agreed on-site with the Traffic Officer prior to any works commencing.

County considers that it would be unreasonable to prohibit waiting outside the shop to the north of this junction for the duration of the works, which means that the inevitable presence of parked vehicles will require lorries approaching the site to straddle the centre line of the B2132 Bilsham Road for 40 – 50 metres before reaching the junction. The carriageway is not wide enough to accommodate 2-way traffic as well as the parked cars, so northbound traffic will not be able to pass lorries in this position, so there is a strong likelihood of congestion arising from these local traffic conditions (although congestion does arise here fairly regularly already because of parked vehicles). It is noted that the CMP provides for 2 banksmen to be available in the event that a lorry is required to reverse off site. However, WSCC would like this extended in order to enable lorries to turn into Cinders Lane from the B2132, requiring appropriately qualified people (e.g. banksmen) to be equipped with STOP/GO or STOP WORKS signs, so that traffic can be controlled if conditions require it.

Please would you ensure the CMP is updated to include these commitments.

I trust this additional information is of assistance. Please pass this to the applicant/their agents to include within their proposal.

Thank you,

Tim

