

From: Simon Davis
Sent: 15 August 2017 14:10
To: Planning Scanning
Subject: FW: WSCC Consultation response regarding Application Y/49/17 OUT
Attachments: Suggested conditions.docx; Suggested conditions.docx

Application Correspondence

From: paul collins [REDACTED]
Sent: 15 August 2017 13:46
To: Simon Davis
Subject: FW: WSCC Consultation response regarding Application Y/49/17 OUT

Simon

Please ensure that this interim response to Mr Browns "2nd Highways reponse" is also placed on the file.
Thanks

Paul Collins BA (Hons) DipTP
[REDACTED]

From: paul collins [REDACTED]
Sent: Monday, August 14, 2017 1:30 PM
To: 'Jamie Brown' [REDACTED]
Cc: 'Simon Davis' (Simon.Davis@arun.gov.uk)' <Simon.Davis@arun.gov.uk>; 'Dominic Smith' [REDACTED]
Subject: RE: WSCC Consultation response regarding Application Y/49/17 OUT

Jamie

With all due respect you are still not being clear as to precisely what it is the WSCC HA require in order to remove what you now describe as your "objection". You will be aware of the relevant PPG at Paragraph: 015 Reference ID: 15-015-20140306 which reads as follows:

"What should local planning authorities expect from a statutory consultee in terms of a response? The legal definition of a substantive response is prescribed in article 22 of the Development Management Procedure Order. The substantive response should include reasons for the consultee's views so that where these views have informed a subsequent decision made by a local planning authority the decision is transparent. A holding reply would not be acceptable as a substantive response" and that your response dated 10 August 2017 does not meet any of these requirements.

Further the LPA and we are unable to assess whether or not your requests are reasonable having regard to PPG Paragraph: 012 Reference ID: 15-012-20140306 (*"Where a statutory consultee requests additional information it needs to set out clearly and precisely what the additional information is, and the reasons why it is required. As with local planning authorities, statutory consultees may only request information that is relevant, necessary and material to the application in question"*) and/or related PPG at ID: 42-001-20140306 which provides advice on when Transport Assessments and Transport Statements are required, and what they should contain.

Furthermore your views as to the merits of the access proposals and your comments having regard to Framework paragraph 32 also remain unclear as you have not assessed same in terms of the information we have provided.

Therefore please can you answer the following so that we can then consider your interim comments further:

1. Has the WSCC HA read and understood the proposed access arrangements as set out in the submitted Design and Access Statement at paragraphs 25 – 33 and as shown on the submitted plans including the access arrangement drawing and are your comments requests based on same?
2. Notwithstanding your response dated 10 August 2017 and although you would like to see a print out of the survey data and selection parameters to ensure this complies with best practice, the WSCC HA does not require a Transport Statement in order to assess the access proposals as it is accepted that the proposal would not generate significant amounts of movement for the purposes of Framework paragraph 32 based on the TRICS data provided?
3. Having regard to 2 and the sustainability credentials of the site the WSCC HA agrees that the proposals would not generate any requirement for off site highway works to Maypole Lane or the elsewhere on the local highway network to accommodate the housing proposed? If not please can you specify what these would be so that we can consider same.
4. Although you state that WSCC has adopted a policy requiring a Stage 1 RSA for all 'major' applications when there is an intensification in use of the existing access there is no development plan policy, Framework policy or up to date PPG that requires same prior to a decision. Therefore please can you provide us with a copy of the WSCC policy to which you refer or alternatively a link to same where we can view it on the WCC Web site and the date when it was adopted by WSCC.
5. Finally, having regard to 1 – 4 above, PPG at ID: 21a-001-20140306 Use of Planning Conditions and the fact that layout is a reserved matter please can you advise why the WSCC HA considers (if it does) why this development should not be allowed to proceed subject to the attached standard access conditions and informatives on any outline permission granted. If you feel that these need to be reworded or others would be appropriate please advise

Once we have an answer to our questions above we will then be in a position to consider/respond fully to your consultation response to the LPA prior to it making its decision. As you are aware the closing date for a substantive response as legally defined is 24 August 2017.

Thanks

Paul Collins BA (Hons) DipTP



Suggested conditions

1. *No development shall commence until detailed design and construction drawings and Stage 1 Road Safety Audit for the proposed works to the existing means of access/egress onto Maypole Lane as shown on the submitted Drg: 160 602- 05 have been submitted to and approved by the LPA and no part of the development shall be commenced until this means of access has been constructed in accordance with the approved detailed design and construction drawings and Stage 1 Road safety Audit.*
2. *No development shall commence until a detailed scheme, design and construction drawings and Stage 1 Road Safety Audit for the closure of the existing vehicular access onto North End Road and its replacement with a pedestrian/cyclist only access together with the provision of new cycle and new pedestrian routes through the site onto Maypole Lane have been submitted to and approved by the LPA and no dwellings shall be occupied until the improvements and new pedestrian and cycle routes have been implemented and constructed in accordance with the approved detailed scheme, design and construction drawings and any legal requirements, as may be necessary.*
3. *No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the LPA. The Statement shall provide for (but not necessarily be limited to):*
 - i) vehicle parking for site operatives and visitors, and on-site turning space;*
 - ii) loading and unloading of plant and materials;*
 - iii) storage of construction plant and materials;*
 - iv) erection and maintenance of security hoarding, including decorative displays and facilities for public viewing as appropriate;*
 - v) wheel washing facilities;*
 - vi) measures to control the emission of dust and dirt during construction;*
 - vii) the location of any site huts/cabins/offices;*
 - viii) routing of construction vehicles to and from the development site;*
 - ix) details of any temporary traffic management works required to construct any of the works;*
 - x) details of Chapter 8 signage on the approaches to the site warning of the presence of construction vehicles and associated activities on or close to the public highway;*
 - xi) details of the Construction Design Management Co-ordinator and site foreman including contact details (and out-of-hours contact details);*
 - xii) evidence of community involvement and/or public consultation prior to any works being carried out.**Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints shall be available on site and their availability made known to all relevant parties. The Statement as approved shall be adhered to at all times throughout the construction period.*
4. *No part of the development shall be occupied until a Travel Plan, including a timetable for implementation and periodic review, has been submitted to and approved in writing by the LPA. The Travel Plan shall be implemented as approved.*

Suggested Informatives

S278 Works: The applicant is advised to enter into a legal agreement with 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.

Section 59 of the 1980 Highways Act - Extra ordinary Traffic: The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.