

Karen Garner

From: Richard Temple
Sent: 09 September 2015 09:39
To: Planning.Responses
Subject: FW: Site 6 Felpham Y/58/15/DOC

Could this be uploaded as correspondence please?

Regards,

Richard Temple | Senior Planning Officer, Planning & Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Richard Temple
Sent: 23 July 2015 09:28
To: [REDACTED]
Subject: Site 6 Felpham Y/58/15/DOC

Dear Mr Wheway,

I am the case officer dealing with the above discharge of condition application.

I have heard back from WSCC Highways and they require some more information. I attach their response (below), please provide the information in due course so I can recommend the conditions for discharge.

Regards,

Richard Temple | Senior Planning Officer, Planning & Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION

DATE: 22nd July 2015

FROM: Ian Gledhill
TO: Arun District Council
FAO: Richard Temple

SUBJECT: Y/58/15/DOC - Application for approval of matters reserved by condition imposed under Y/68/09 relating to conditions 3 and 5- Stage One/Two Audit and Access.

RECOMMENDATION:

Advice	Modification	More Information
Objection	No Objection	Refusal

At the outset, comments made in respects of the details of access relating to the approved sports field and changing facility approved under Y/68/09. The Local Highway Authority recognises that the master plan for BE/45/04 also shows a primary school sharing the same access as that of the current application. The suitability of the access to serve the addition of the school site will be considered as and when this comes forward.

Condition 3 requires the submission of a combined Stage One/Two Road Safety Audit and Designers Response addressing all problems raised to be submitted. A combined Stage One/Two RSA has been provided along with a full designers response. Quite a number of the matters raised relate to the detailed design that would be reviewed as part of the technical check associated with the s38/s278 agreement. Copies of all drawings referred to within the RSA should be provided.

Condition 5 requires plans and details of the access to be submitted, and for the access thereafter to be constructed in accordance with the approved details. As part of Y/68/09 the access was shown as a simple priority junction. Various concerns were raised by the LHA regarding this arrangement. It was however accepted that the arrangement had been approved by way of the 2004 outline permission covering the wider residential site. Even so, the junction arrangement has now subsequently been altered primarily to suit the problems identified within the Stage One/Two RSA.

In principle, the arrangement now shown offers a potential betterment to that approved. The applicant would still need to demonstrate what standards have been applied to the revised design and how the design complies with these. In these respects a design audit or commentary of what standards have been applied would be appropriate. Advice on what should be included within this is detailed in the note appended to this response. If the scheme cannot comply with the relevant standards, departures may need to be sought. The LHA can advise the applicant accordingly on this process.

Based on the layout submitted the following initial comments would be offered,

- Extend the right turning lane length northwards as much as possible towards the Relief Road Roundabout.
- The hatching within the access should be removed as this will potential encourage pedestrians to cross in two phases.
- The use of a bus as the design vehicle for the access is noted. In light of the facilities proposed, realistically will a vehicle of this nature be a frequent visitor to the site?

Usually the LHA's mechanism to accept access design details required by condition will be the technical review associated with any s278/s38 agreement, with the details themselves previously agreed in principle as part of any planning permission. In this instance, the access design is sought to be changed. As such the principles have not yet been established to enable the technical review process to commence. In order to satisfy these conditions the applicant will at least need to satisfy the LHA that the principle of the design is acceptable. Certain matters can still only be checked through the detailed design however.

Until the above mentioned information is provided, it is recommended that neither condition is discharged.

Ian Gledhill
Strategic Planning

WSSC Design Check Requirements March 2014.

1. A Design Statement

- 1.1 For each element of the design, the design statement shall state which standard has been applied (referencing standards and paragraph numbers), state all the relevant criteria used in assessing the design against the standard (providing evidence where not apparent from the drawings), state the outcome of the check against the standard and state whether the outcome is a relaxation or a departure from standard. (A tabular form usually works best).
- 1.2 The Design Statement should be in the same order that the issues are dealt with in the relevant design standard.
- 1.3 The Design Statement shall include a statement that there are no further departures or relaxations from the design standards other than those included therein.
- 1.4 The Statement shall be signed and dated by the Designer, the Checker, and by the Technical Director of the company holding the professional indemnity insurance that covers the design. The names of all signing parties shall be provided, together with details of their relevant qualifications and the name of the organisation for which they work.
- 1.5 The Design Statement shall include a drawing register giving details of drawing numbers and revisions.
- 1.6 This document shall be provided in pdf format together with a signed paper copy.

2. Drawings (as an appendix to the Design Statement)

- 2.1 Drawings shall show sufficient detail for all elements of the design to be assessed.
- 2.2 All drawings shall be numbered and where referred to in the Design Statement and the Relaxations and Departures from Standard Report drawing numbers/revisions shall be quoted.
- 2.3 All documents larger than A3 shall also be provided in hard copy form.
- 2.4 If WSSC determines that an independent check is required, all plans for assessing vertical and horizontal alignment shall be supplied in an AutoCAD 2013 compatible format(.dwg) (WSSC may request that complex designs are also submitted with MX/PDS models if available). Xrefs shall be bound into drawings, and plot style tables shall be provided.

3. Departures from Standard / Aspects not Covered by Standards Applications (as an appendix to the Design Statement)

- 3.1 The report shall set out the case for accepting the departures from and aspects not covered by standards in accordance with GD1/08
- 3.2 The format of the report shall follow the examples given in the UK Roads Liaison Group document 'Departures from Standards Procedures for Local Highway Authorities' September 2011.
- 3.3 The report shall include a drawing showing the location of departures from and aspects not covered by standards.
- 3.4 This document shall be provided in a MS Word compatible format (.doc). Please contact WSSC should a template application form be required.

