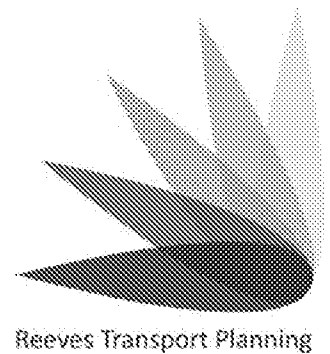


TECHNICAL NOTE

44 Ferringham Lane, Ferring, BN12 5LU

To: Arun District Council

Date: April 2018



Dear Sirs

DISCHARGE CONDITIONS 5

1. Reeves Transport Planning is an independent consultancy that provides a comprehensive range of transport planning services throughout the south-east. Reeves Transport Planning has been commissioned to provide a Technical Note in support of discharging Conditions 5, which is attached to approved planning application FG/115/17/PL. A copy of the Decision Notice is attached at Appendix 1.

2. Condition 5 states that prior to the commencement of development *'details of the proposed traffic light system to control access in and out of the site shall be submitted to and approved by the local planning authority. This should include the:*

- design, location and operation of the traffic light system
- continued maintenance and operation of the traffic light system.

3. The specification details of the proposed traffic light system and layout plan are attached at Appendix 2. It sets out the operational details of the signal system. It is intended that the lights will be there permanently and will only come on when a car enters the lane so will not be illuminated all day/night. The specification notes state that *'the signals will automatically turn off after a period of inactivity and will illuminate only when triggered by any of the vehicle detectors'*. This is of importance, as concerns were raised during the original planning application regarding the risk of light pollution. The Planning Inspectors noted in paragraph 10 that this system would *'minimise light pollution'* and *'have little visual impact in the street scene'*. The client will ensure that the signals are inspected and serviced annually, and that any faults will be registered by the signal

software programme. The manufacturer will be alerted to faults by the software and will respond to repair the signal system, when necessary.

5. In conclusion, the information and plans attached to this Technical Note confirms that the works conform with the specific objectives contained within Conditions 5 of FG/115/17/PL. Accordingly, Condition 5 can be discharged without delay.

Steve Reeves BEng MBA MCIHT

Director



Reeves Transport Planning



APPENDIX 1:

DECISION NOTICE





Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: FG/115/17/PL

1 To Addressee

SED Associates
 18 Russell Green Close
 Purley

CR8 2NR

2 Site Address

44 Ferringham Lane
 Ferring
 BN12 5LU

3 Description of Development

4 No. bungalows

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plan: Location Plan 628-01 revA,
 Site Layout Block - 628-02 revD
 Roof Plans 628-03 revE
 House Plans 628-04 rev E
 Elevations 628-05 rev B
 Coloured Site Sections 06C
 Site Sections 06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No part of the development shall be first occupied until visibility splays of 2.0 x 43 metres to the south of the site and 2.0 x 39 metres to the north of the site have been provided at the site vehicular access onto Ferringham Lane 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 and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall not commence until the 4 metre wide vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto Ferringham Lane which could compromise highway safety in accordance with the NPPF.

- 5 Prior to the commencement of development details of the proposed traffic light system to control access in and out of the site shall be submitted to and approved by the local planning authority. This should include the:

- design, location and operation of the traffic light system.
- continued maintenance and operation of the traffic light system.

Reason: In the interests of road safety and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto Ferringham Lane which could compromise highway safety in accordance with the NPPF.

- 6 The buildings shall not be occupied until the precise details of the layout of the parking spaces, turning facilities and garages have been submitted to and approved by the Local Planning Authority and the details so approved have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

- 7 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.
- The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.
- Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.
- No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
- Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.
- 8 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'
- Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.
- 9 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.
- Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 10 The buildings hereby permitted shall not be occupied until provision for covered cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with policy GEN7 of the Arun District Local Plan.

- 11 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings and hard surfaced access road and parking areas have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings and surfacing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 12 No development above damp proof course (DPC) level shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: Drainage Engineers advise that infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also available on request.

INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

INFORMATIVE: The applicant should note that under Part 4 of the Wildlife and Countryside Act

destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Date of Decision:

15 March 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated).

This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

APPENDIX 2:

SIGNAL SYSTEM SPECIFICATION AND LAYOUT PLAN



CUSTOMER : Steve Reeves - Reeves Transport Planning

CONTACT : 07752907109

PROJECT : Traffic control system - Ferringham Lane, Worthing

REFERENCE : 802-59MC Reeves Transport Worthing

DATE : 27th February 2018

The following specification & quotation is for the supply and installation of a traffic control scheme. We are main distributors of RIB automation equipment and all our drive units are assembled to ISO 9001 to ensure maximum reliability. All our engineers are highly trained and certified/approved installers of the equipment used.

Equipment detail

- 2 200mm Diameter LED red/green traffic light signal head complete with LED optics, wall mounting brackets and sun visors
- 1 AGD radar detectors to detect vehicles approaching the signal to exit
- 2 A/B logic directional photocells installed at the site entrance (wall mounted)
- 2 Signal mounting poles coated grey

Entry signal pole to be wall mounted due to the narrow access roadway

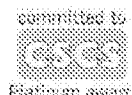
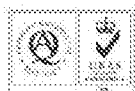
- 1 AMS-M3 Traffic signal controller mounted inside a lockable steel enclosure with outputs to each signal and inputs from the vehicle detectors
- 1 FBD software for the controller to carry out the traffic light phases as per the required operation
All phase times are adjustable from the front panel of the controller

The signals will automatically turn off after a period of inactivity and will illuminate only when triggered by any of the vehicle detectors.

The following works are included in this quotation:

Installation of detailed equipment.

Commissioning of detailed equipment



The following works are NOT included in this quotation

Foundations for the equipment as required

Power supply at the location of the signal controller

Control cables as required – between controller and signal heads

Line markings and signage as required

Traffic control equipment or staff while the work is in progress

DELIVERY

Our normal installation / delivery time is 4 - 6 weeks from receipt of your official order, however this may be subject to variation due to results from a site survey and production schedules at the time the order is received. We take delivery dates very seriously and our Projects Manager will contact you to confirm your requirements and agree a schedule for the installation of the required equipment. Auto Mate Systems Ltd cannot accept any liabilities due to late delivery of any equipment no matter how excessive the delay may be.

COSTS - All excluding VAT

The cost for supply and installation of the equipment as detailed above will be:



PAYMENT TERMS

50 % deposit with order and balance due for payment 30 days from invoice for account holders within agreed terms otherwise proforma invoice.

Companies without an account Initial transaction Strictly pro-forma there after an account can be opened only following receipt of satisfactory references. The account facility can be withdrawn without notice should the payment terms be breached.

WARRANTY.

All new equipment supplied and installed by Auto mate Systems Ltd is covered by our comprehensive 12-month guarantee from the date of system commissioning. As part of our commitment to quality, we are able to offer various levels of service contract once the standard warranty has expired. Further details are available on request.

This warranty guarantee will be invalidated if:

- Personnel not authorised by Auto Mate Systems Ltd carry out installation or maintenance.
- Personnel not qualified by Auto Mate Systems Ltd carry out repairs.
- Repairs are performed without prior consent of Auto Mate Systems Ltd.
- The equipment is not maintained in accordance with the recommended Maintenance Schedules / periods.
- The equipment is subject to misuse and malicious or accidental damage.

TERMS.

In accordance with Auto Mate Systems Ltd standard terms and conditions

The proposal is based on the understanding that all work will be carried out during the Company's normal working hours and does not include overtime, weekend or Bank Holiday working. Requests for our staff to work these times will incur additional costs.

Our proposal assumes that the Company's engineers will have free access to all relevant areas and are afforded continuous and uninterrupted working. We try to ascertain that any work being performed by others is ready prior to our attending site, however, should we have to return to site due to incomplete items then we reserve the right to make additional charges at the appropriate rates.

The Company asks that you advise our engineers of the location of any concealed water, gas, electricity, telephone or other services, wiring or pipes, prior to installation commencing. Auto Mate Systems Ltd cannot be held responsible in the absence of such advice for damage caused to unseen services or consequential damages.

The proposal assumes that both installation and commissioning work will be undertaken as a single continuous operation.

Auto mate Systems Ltd have not allowed for any change in the present rate of VAT and all prices shown in this quotation are excluding VAT at the current rate at this time.

Also our proposal price does not include for extra expenses incurred should the site not be ready for us to install on the agreed date. Should the delay be protracted we reserve the right to apply storage and protection costs and to invoice any costs incurred prior to installation.

The Company accept no liability for any loss of earnings due to equipment failure.

Terms are strictly net monthly for approved accounts.

VALIDATION

This quotation is valid for 60 days from the date of issue; our standard terms and conditions apply.

RISK ASSESSMENT

It is advised that the customer must carry out their own risk assessment on the safe operation of Automatic vehicle barriers. Auto Mate systems Ltd will provide any information or advice with the risk assessment upon request.

DISCLAIMER

It is the end users responsibility to ensure that all staff, visitors or any other users of the system are fully aware of the correct control procedures. Written instructions or clear warning / advisory notices at the entrance or exit to the site will help in avoiding any confusion.

Signal System Configuration

