

From: David Innes
Sent: 10 July 2017 15:42
To: Planning.Responses
Subject: FW: Land at New Road, Rustington, Littlehampton - A/11/17/OUT

Please upload to the application file.

David Innes | Planning Consultant , Strategic Development, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
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Save the environment - think before you print.

From: Paul McLaughlin [REDACTED]
Sent: 10 July 2017 14:02
To: 'Dominic Smith'
Cc: 'James Marshall'; 'Edward Ledwidge'; David Innes; 'Hugh Dennis'; Paul McLaughlin
Subject: RE: Land at New Road, Rustington, Littlehampton - A/11/17/OUT

Dear Dominic

I refer to your response to Arun District Council (attached) and would respond as follows:

1. Drawing No. REDW-3167-120A
 - i) The cycle lane shown on Mill Lane does not form part of our works and was installed as part of the adjacent car sales showroom planning permission. It has now been installed and is therefore part of the existing road markings
2. Drawing No. REDW-3167-131
 - i) Tactile amended
 - ii) Hatching amended
 - iii) We have amended the layout to set back the cycle crossing at least 5m behind the give way

We enclose amended drawing REDW-3167-131-A showing alterations

3. We enclose a response from the safety auditors regarding the 'merge'. We agree there is a standard for merge in grade separated junctions not as proposed. The auditor has raised the scenario for a potential last minute manoeuvre which we would suggest is not likely, however we have suggested an ADS in advance of the car sales

showroom site to indicate 2 accesses to both sites. This site will also have a large totem on the site frontage which will be seen in advance

4. With regards the closure of Brook Lane, this will be brought about by the current housing scheme application to the west of this site which utilises our client's safer access onto the A259. Our client will be suggesting a planning condition for both planning permissions such as:

'No development shall be open for trading until:

- i) West Sussex County Council has agreed in principle to adopt as public highway under section 38 of the Highways Act 1990 the new site access and mini roundabout through [site 1-this site] from the A259 up to the western boundary of [site 1], and
- ii) [site 2-adjacent housing site] has agreed to the closure of Brook Lane's existing access onto the A259 New Road and the diversion of their access through [site 1] via the mini roundabout to the A259 New Road'

We would be looking to offer for adoption as public highway the site access, mini roundabout and access south of the public house to the western boundary of the site (see attached plan REDW-3167-131-A). This would allow the adjacent housing scheme to connect through this site to the A259. Please can the principle of the adoption be agreed. Our attached plan shows the land to be adopted as hatched

I trust this email and attachments are acceptable and look forward to confirmation that you would be willing to accept as adopted highway the site access, mini roundabout and access road as far as the western boundary

Regards

Paul

Paul McLaughlin
Director

Redwood Partnership Transportation Limited
Consulting Engineers Transportation Planners
Maritime House
Basin Road North
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From: Paul McLaughlin
Sent: 15 March 2017 13:16
To: 'Dominic Smith'

[REDACTED]
Subject: Land at New Road, Rustington, Littlehampton - A/11/17/OUT

Hello Dominic

Further to your response to Arun District Council (attached), please find attached our updated drawings and responses. This information has gone to the planning officer via our client's planning consultant. If you have any questions please get back to me direct

Regards

Paul

Paul McLaughlin
Director

[REDACTED]
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