

Damian Sullivan

From: [REDACTED]
Sent: Damian Sullivan
06 February 2014 09:56
To: [REDACTED]
Subject: WSCC response A/140/13 Brackenside, Dappers Lane, Angmering
Attachments: Brackenside Sight Line.Visibility Splays. 010_C.pdf

Hi Chris,

Please find the attached plan which hopefully responds to your initial consultation comments for A/140/13 Brackenside, Dappers Lane, Angmering.

Would this scheme now receive Highways support? If you can supply your comments to me by Tuesday 11th it would be appreciated as I can then write up my report before it expires on Thursday.

For any questions, please do not hesitate to ask.

Kind Regards,
Damian.

Damian Sullivan
Senior Planner
Arun District Council
(01903) 737888.

From: B Parkinson [REDACTED]
Sent: 06 February 2014 09:35
To: Damian Sullivan
Subject: RE: WSCC response A_140_13 Brackenside, Dappers Lane, Angmering

Dear Mr Sullivan,

Thank you for your e-mail. I apologise for not getting back to you before, but I needed to check the site, Dappers Lane, the verges and the sight/visibility lines available.

AS stated in the letter from West Sussex Highways, Dappers Lane coming from a southerly direction is 30mph up to and beyond the existing access to Brackenside and becomes a de-restricted road within 25m of the northern end of the Brackenside Site. At that point Dappers Lane becomes a single track carriageway, which serves two properties to the North of Brackenside and a woodland nature reserve. Access from the north into Dappers Lane via Arundel Road/ Village Road and Patching is not permitted to any vehicle except the local bus service.

I am attaching a revised site plan with sight lines shown thereon, which meet the requirement set out, by W. Sussex Highways, subject to some cutting back of overgrown hedging within the Brackenside curtilage. The verge to the east of Dappers lane over the 240 m length of sight line varies between 3m and 8m providing excellent visibility over that 240m length.

I hope the attached details are adequate for your requirement, but should you need further information, please do not hesitate to contact me.

Kind regards,
Brian

Brian Parkinson
Construction Investment Management
265 High Street
Dorking
Surrey
RH4 1RL

[REDACTED]

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From: Damian Sullivan [<mailto:Damian.Sullivan@arun.gov.uk>]
Sent: 05 February 2014 15:18
To: 'bparkinson@btconnect.com'
Subject: WSCC response A_140_13 Brackenside, Dappers Lane, Angmering

Dear Mr. Parkinson,

I've haven't heard anything back from you yet regarding the additional information for WSCC Highways at Brackenside, Dappers Lane, Angmering. Please can you action as a matter of urgency as the expiry date for the application is 14th February and I have to reconsult with WSCC Highways before then. If I don't hear within a reasonable time, the application may have to be refused.

For any questions regarding this, please do not hesitate to contact me further.

Kind Regards,
Damian Sullivan

Planning Department
Arun District Council.

From: Damian Sullivan
Sent: 31 January 2014 12:56
To: [REDACTED]
Subject: WSCC response A_140_13

Dear Mr. Parkinson,

Further to our telephone conversation, please find the attached consultation response from WSCC Highways.

If you can please provide the additional information then I will re-consult with that department accordingly.

Kind Regards,

Damian Sullivan
Planner

Arun District Council
(01903) 737888.

Damian Sullivan

From: Damian Sullivan
Sent: 05 February 2014 15:18
To: [REDACTED]
Subject: WSCC response A_140_13 Brackenside, Dappers Lane, Angmering
Attachments: WSCC response A_140_13.doc

Dear Mr. Parkinson,

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Kind Regards,
Damian Sullivan

Planning Department
Arun District Council.

From: Damian Sullivan
Sent: 31 January 2014 12:56
To: [REDACTED]
Subject: WSCC response A_140_13

Dear Mr. Parkinson,

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If you can please provide the additional information then I will re-consult with that department accordingly.

Kind Regards,

Damian Sullivan
Planner

Arun District Council
(01903) 737888.



Damian Sullivan

From: B Parkinson [REDACTED]
Sent: 19 February 2014 09:41
To: Damian Sullivan
Subject: RE: A/140/13 Brackenside, Dappers Lane, Angmering

Dear Damian,

Thank you for your e-mail last night and for the extension of time through to this afternoon.

I have been able to speak with my client, the applicant, who she has advised me that, in accordance with the West Sussex Highways Authority's requirements, she can confirm that she is in a position to control the 2.4m x 240m site line to the north of the proposed new access.

I trust that this will now enable you to complete your documentation for the Committee Meeting on March 12th, but should you need any further information, please do not hesitate to call or e-mail me.

Kind regards,

Brian

Brian Parkinson
Construction Investment Management
265 High Street
Dorking
Surrey
RH4 1RL

[REDACTED]

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From: Damian Sullivan [<mailto:Damian.Sullivan@arun.gov.uk>]
Sent: 18 February 2014 15:54
To: [REDACTED]
Subject: A/140/13 Brackenside, Dappers Lane, Angmering

Dear Mr. Parkinson,

Thank you for your recent communication and I appreciate your prompt attention in this matter.

I have spoken to the person who compiles the Committee agenda and agreed for a little more time on this application to resolve the remaining issue with it.

Therefore, we now have until tomorrow at 3pm for you to send me an e-mail stating that the owner can achieve the requested 240m sight lines outside their red edge so that an associated condition requesting this will meet the test of reasonableness for Committee.

Consequently, with this new deadline in place, please can you e-mail me and not Dan Vick as I will pick it up between lunchtime and 3pm tomorrow and then process it accordingly.

If your client cannot reasonably comply with this sight line requirement, then I will have to refuse the application or ask you to delete the new access from the scheme by the same deadline.

Please call me should you have any questions regarding this issue.

Kind Regards,
Damian Sullivan.

Damian Sullivan BSc (Hons), MSc (Arch, Exon), MSc (TP), FRGS, POS | **Senior Planning Officer**, Development Control (Eastern Area), Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37888 | External: +44 (0) 1903 737888 | E-mail: [E-mail: damian.sullivan@arun.gov.uk](mailto:damian.sullivan@arun.gov.uk)

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Damian Sullivan

From: Chris Pratt <[REDACTED]>
Sent: 14 February 2014 14:53
To: Damian Sullivan
Subject: RE: WSCC response A/140/13 Brackenside, Dappers Lane, Angmering

Hi Damian,

Sorry I may not have explained it as well as I should have done. However, yes that condition will satisfy the requirements in highway terms with regards to the vehicular visibility.

Cheers,

Chris

Chris Pratt | Technician, Strategic Planning, West Sussex County Council | Location: 2nd Floor Northleigh, County Hall, Chichester PO19 1QT
Internal: 25708 | External: (03302) 225708 | E-mail: chris.pratt@westsussex.gov.uk

From: Damian Sullivan [mailto:Damian.Sullivan@arun.gov.uk]
Sent: 14 February 2014 14:49
To: Chris Pratt
Subject: RE: WSCC response A/140/13 Brackenside, Dappers Lane, Angmering

Hi Chris,

Sorry to bother you, but I don't seem to have definite distances of the splays.

In order to address your comments/concerns with this site, especially the fact that the owner does not have control for the full distance of the sight lines are you happy with the following condition:-

The new vehicular access to the site shall be laid out to provide visibility splays as shown on the approved plan Proposed site and location plan (drawing number 10075-010 Rev C dated 05-02-2014) insofar as the red edge marking ownership of the land defined in the Location Plan permits.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

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

No rush with a response, as and when you can.

Thanks,
Damian.

From: Chris Pratt [REDACTED]
Sent: 14 February 2014 11:12
To: Planning.Responses; Damian Sullivan

Cc: Deborah Urquhart

Subject: RE: WSCC response A/140/13 Brackenside, Dappers Lane, Angmering

Hi Damian,

Further to your e-mail please find attached the re-consulted highway comments for the above application.

I have copied the Member into this correspondence to ensure they are aware of developments happening in their constituencies.

Kind regards,

Chris

Chris Pratt | Technician, Strategic Planning, West Sussex County Council | Location: 2nd Floor Northleigh, County Hall, Chichester PO19 1QT
Internal: 25708 | External: (03302) 225708 | E-mail: chris.pratt@westsussex.gov.uk

From: Damian Sullivan [<mailto:Damian.Sullivan@arun.gov.uk>]

Sent: 06 February 2014 09:56

To: Chris Pratt

Subject: WSCC response A/140/13 Brackenside, Dappers Lane, Angmering

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