



From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 23 October 2019 09:27

To: Chris Frost 

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

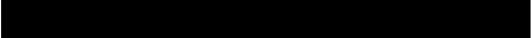
Subject: RE: Quiet Waters - Ramp Gradient

Chris,

A 1:8 ramp is too steep. The ramp lengths are also too long at a 1:8 gradient. The BS states that for these distances you would be looking for a gradient of 1:15 / 1:16 which is a long way from the proposed 1:8. Steeper ramps require shorter distances of slope. You do not require a direction change at each landing space and extending the ramp further to the west may enable more landing spaces to be incorporated.

Kind regards,

Michael

From: Chris Frost 

Sent: 22 October 2019 16:26

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: RE: Quiet Waters - Ramp Gradient

Thank you Michael – just to confirm, are you able to support the 1 in 8 ramp, as shown?

Best regards

Chris Frost, MRTPI
Director

FUTURE
PLANNING AND DEVELOPMENT



2 Wardrobe Place, London EC4V 5AH
www.futurepd.co.uk

The information contained in this email is intended only for the person or entity to which it is addressed. If you are not an intended recipient, please delete the material and contact info@futurepd.co.uk

Future Planning and Development Limited
Registered Office: Aston House, Cornwall Avenue, London N3 1LF. Registered in England & Wales No: 8560429

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 22 October 2019 16:22
To: Chris Frost [REDACTED]
Subject: RE: Quiet Waters - Ramp Gradient

Chris,

Until the NMA is granted on the CALA site on Cresswell Park you can then submit a DOC to get the Quiet Waters ramp condition discharged.

Kind regards,

Michael

From: Chris Frost [REDACTED]
Sent: 22 October 2019 15:51
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Quiet Waters - Ramp Gradient

Michael

This is the sketch drawing of the 1 in 8 ramp.

We are tidying this drawing up for the application submission.

Best regards

Chris Frost, MRTPI
Director

2 Wardrobe Place, London EC4V 5AH

www.futurepd.co.uk

The information contained in this email is intended only for the person or entity to which it is addressed. If you are not an intended recipient, please delete the material and contact info@futurepd.co.uk

Future Planning and Development Limited

Registered Office: Aston House, Cornwall Avenue, London N3 1LF. Registered in England & Wales No: 8560429

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 22 October 2019 15:45

To: Chris Frost [REDACTED]

Subject: RE: Quiet Waters - Ramp Gradient

Chris,

Please could you submit a plan of a 1 in 8 ramp?

Kind regards,

Michael

From: Chris Frost [REDACTED]

Sent: 22 October 2019 15:34

To: Rachel Alderson <Rachel.Alderson@arun.gov.uk>; Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>;

Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: 'Mateusz Debczak' [REDACTED] 'Jonathan Marshall' [REDACTED] 'Darren Cullen' [REDACTED]

Subject: RE: Quiet Waters - Ramp Gradient

Rachel

Thank you for coming back to us today on this.

This confirms our understanding of the position in terms of building regulations.

Our proposed ramp, to be submitted this week, shows a 1.25m wide ramp, with a 1 in 8 gradient over 5.7m to a landing, and then a further 6.5m ramp, also at 1 in 8.

While the proposed gradient is steeper than the 1 in 12 guidance that you have referred to, the distances to be travelled (5.7m and 6.5m) are very short and this will be a very lightly trafficked route.

Richard/Michael – on the basis of the above can you confirm whether officers would support an application to provide a 1 in 8 ramp, as we have shown?

Best regards

Chris Frost, MRTPI
Director

FUTURE

PLANNING AND DEVELOPMENT

2 Wardrobe Place, London EC4V 5AH
www.futurepd.co.uk

The information contained in this email is intended only for the person or entity to which it is addressed. If you are not an intended recipient, please delete the material and contact info@futurepd.co.uk

Future Planning and Development Limited
Registered Office: Aston House, Cornwall Avenue, London N3 1LF. Registered in England & Wales No: 8560429

From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>
Sent: 22 October 2019 14:56
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>; Chris Frost [REDACTED]
Subject: Quiet Waters - Ramp Gradient

Dear All

I have spoken to a colleague in Building Control about the proposed ramp gradient. It does not fall under Building Regs as it is not providing access to a building, however I was directed to the British Standard for the design of an accessible and inclusive built environment BS 8300-1:2018 Part 1 External environment – code of practice. This suggests that ramps should be no steeper than 1:12 and allow for appropriate landing breaks at designated intervals. While the BS should be treated as guidance and recommendations it points to a range of legislation which should be referred to, including the Equality Act 2010 and “Article 9 in the UN Convention on the Rights of Persons with Disabilities, which states that appropriate measures should be taken to ensure that disabled people have access on an equal basis with others to the physical environment, transportation, information and communications, and to enable them to live independently and participate fully in all aspects of life.”

While I accept the site presents real challenges we would need to demonstrate that we have been reasonable in our response to providing the access link. If the ramp was required to take up more room within the site I would be happy to consider this as the ramp is providing access to a larger public open space.

Regards
Rachel

[Rachel Alderson](mailto:Rachel.Alderson@arun.gov.uk) | Principal Landscape & Project Officer,
Greenspace & Emergency Planning,
[Arun District Council](http://www.arun.gov.uk) | Location: 2nd Floor, Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
Internal: 37946 | External: +44 (0) 1903 737946 | E-mail: rachel.alderson@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
