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From: Stephen Gee [REDACTED]
Sent: 04 February 2021 11:34
To: James Cross <James.Cross@arun.gov.uk>; Kerry Simmons [REDACTED]
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: BN/135/20/PL - Boweries

James / Kerry

Comments below in red

Regards

Stephen

From: Kerry Simmons [REDACTED]
Sent: 25 January 2021 09:36
To: Stephen Gee [REDACTED]
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: FW: BN/135/20/PL - Boweries
Importance: High

Dear Stephen and James,

I am emailing to provide you with the additional highways information in response to WSCC's consultation comments. The attached additional information includes:

1. **Speed survey or amended visibility splays.** Please see the attached with amended visibility splay. - Accepted
2. **Further Information on pedestrian and cycle linkages:** Points 2,3 and 4 are broadly similar, but the linkages should be shown on the site plan. – These are not identified on the site plan and should be done so. – what

provision is made for cyclists/peds to cross the road when emerging from the green corridor? The parking plan shows an internal connection to the site to the east close to the access but is not shown on the access plan and its implications concerned. Link to the south shown and acceptable

3. **Details of what would be constructed prior to adjoining sites coming forward:** We would construct everything shown within our control including the 'green corridor', and tactile paving, dropped kerbs and pavement would be provided on Barnham Road. The eastbound ped interaction at the site access may need to be looked at if the adjoining site does not come forward in a timely manner. The footway along the easternside of the north south spine may encourage peds to cross Barnham Road east of the site access on the desire line rather than crossing twice (site access and then Barnham Road).
4. **Details of Internal Cycle Link:** We are happy to provide this detail, but our preference is that the matter is handled by way of condition - if the 'green corridor' is intended for adoption then we would welcome guidance on their preferred standards. Detail is certainly needed on how it interacts with the public highway at Barnham Road.

Provision of stage 1 RSA and GG119 appendix F Designers response: Please see attached. The access has changed since the RSA and vehicle tracking shows over run. Given this is one of the issues raised by this should be reassessed. Also Please note this is not a GG119 appendix F Designers response compliant response, the correct template can be found here

<https://www.standardsforhighways.co.uk/prod/attachments/710d4c33-0032-4dfb-8303-17aff1ce804b>

5. **Additional:**
6. **Please also see the parking plan.** We consider the plans already show a complaint scheme, and this information has now been highlighted for comment. – The provided plan shows 72 parking spaces and as such the level would be acceptable. The layout of visitor parking is unbalanced and should be redistributed across the site. (current overprovision to the north of the site) EV levels should be considered by ADC.

Stephen – we trust this is sufficient to satisfy the requests for additional information but please do let us know if you require anything further.

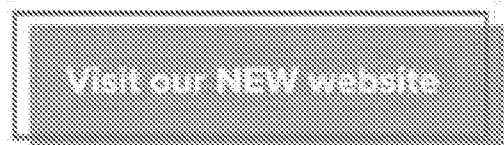
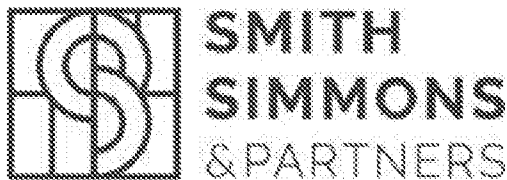
James – are you happy to process the attached information to accompany the application.

Kind regards,
Kerry

Kerry Simmons
Partner



www.ss-p.co.uk



From: James Cross <James.Cross@arun.gov.uk>
Sent: 11 January 2021 09:02

To: Kerry Simmons [REDACTED]
Subject: RE: BN/135/20/PL - Boweries

Hi Kerry,

I cannot recall whether I've let you know that WSCC Highways comments have now been received and are found on the application file. They are requesting additional information specifically in relation to:

Conclusion

Further information is requested including:
Speed surveys or amended visibility splays;
Further information on pedestrian and cycle linkages;
Details of what would be constructed prior to adjoining sites coming forward;
Details of internal cycle link;
Provision of stage 1 RSA and GG119 appendix F Designers response.

I intend to let yourselves resolve these points with Stephen Gee at WSCC. However, if you could keep me copied into all correspondence so I am aware of ongoing discussions I would be most grateful?

Could you please confirm that you will be able to provide this information to satisfy WSCC? This will let me draft up the application on the assumption that highways impacts have been resolved, preventing any further delay.

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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