

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: James Cross <James.Cross@arun.gov.uk>
Sent: 25 February 2021 14:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/135/20/PL - Boweries

Hi Planning responses,

Could you upload the below to the above application file please?

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



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)





From: Stephen Gee [REDACTED]
Sent: 25 February 2021 10:24
To: Kerry Simmons [REDACTED]
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: RE: BN/135/20/PL - Boweries

Kerry,
Comments on the additional plans provided.

Ped linkages at site access

I don't feel the sign alone would be sufficient to encourage peds to cross twice if they were wanting to continue eastbound on Barnham Road. As discussed the possibility of not providing a footway until such a time that it does come forward could be an alternative approach.

Greenway linkage to Barnham Road

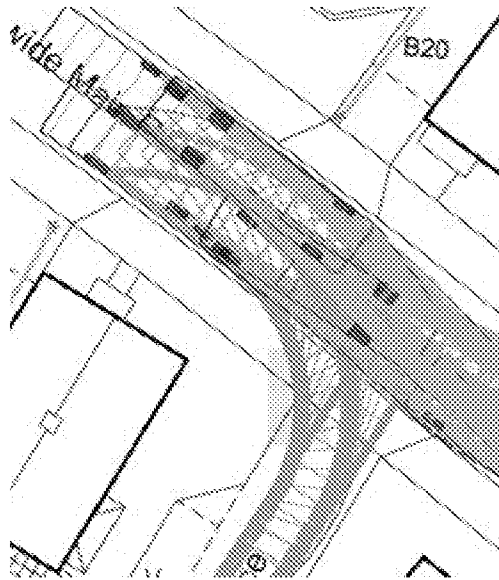
The proposed plan only shows dropped kerbs for cyclist to exit westbound, consideration should be provided to allow all movements and consider the wider connectivity to the north.

Designers Response

- An updated RSA has not been provided, it is recommended that it is done so as the design has changed – e.g kink in the road and proposed ped provision. Once undertaken a word document version should be sent to me.

Refuse vehicle tracking,

- Appears to over run the kerb (in yellow)
- Provide reverse and carry distances to the southern most properties.
- Noted that a tree appears on this corner on the materials plan



Parking plan

- Shows a better spread of visitor parking.

Regards

Stephen

From: Kerry Simmons [REDACTED]
Sent: 18 February 2021 13:38
To: Stephen Gee [REDACTED]
Subject: FW: BN/135/20/PL - Boweries

Hi Stephen,

Following my email yesterday please see attached an additional access plan (MBSK210217) showing treatment at the end of the cycleway onto Barnham Road and where the pedestrian access meets Barnham Road – is this sufficient?

Happy to arrange an early morning call if that helps.

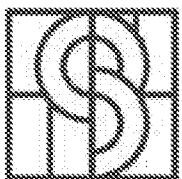
Thanks,

Kerry

Kerry Simmons

Partner
[REDACTED]

15 West Pallant, Chichester, PO19 1TB
www.ss-p.co.uk



**SMITH
SIMMONS
& PARTNERS**

Visit our **NEW** website

From: Kerry Simmons
Sent: 17 February 2021 08:49
To: Stephen Gee [REDACTED]
Subject: FW: BN/135/20/PL - Boweries

Hi Stephen,

I am emailing following my email last Friday to provide you with the additional plan MBSK210212 which shows the proposed treatment at the end of the cycleway at Barnham Road.

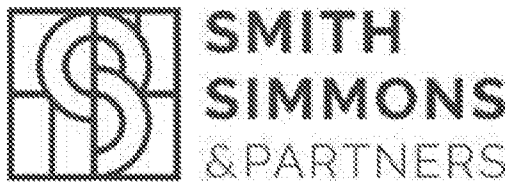
Are you able to offer more guidance on how to manage the eastern pedestrian link at this stage?

Once you've reviewed the attached can we have a short phone call to discuss any finer details/ matters that we can refine/ improve on.

Many thanks and kind regards,
Kerry

Kerry Simmons
Partner

15 West Pallant, Chichester, PO19 1TB
www.ss-p.co.uk



Visit our NEW website

From: Kerry Simmons
Sent: 12 February 2021 08:50
To: Stephen Gee [REDACTED]
Subject: FW: BN/135/20/PL - Boweries

Hi Stephen,

It was good to speak with you earlier in the week. As discussed we have been working with the highways consultant and project architect to provide additional information. Please see updated master plan/ site layout and parking plan along with the updated designers Response. Our notes on your comments below:

1. No further action required.
2. Linkages between Green Corridor and Barnham Road – note below*
3. Linkages between internal roadways and access East. – note below*
4. Continuation of point 2 – note below*
5. Updated Designers Response – attached.

6. Architects to provide – attached.

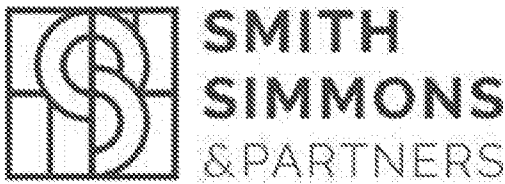
*We are currently working with the highway consultants to address the connectivity issues and hope to provide you with additional information on this next week.

Please let me know if you have any queries on the attached information.

Many thanks,
Kerry

Kerry Simmons
Partner

15 West Pallant, Chichester, PO19 1TB
www.ss-p.co.uk



Visit our NEW website

From: Stephen Gee [REDACTED]
Sent: 04 February 2021 11:34
To: James Cross <James.Cross@arun.gov.uk>; Kerry Simmons [REDACTED]
Cc: 'planning.responses@arun.gov.uk' <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.

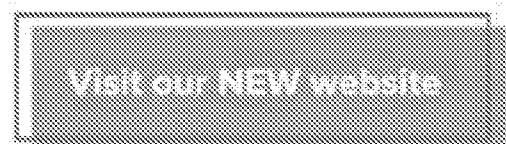
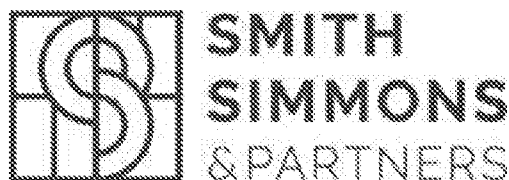
Stephen – we trust this is sufficient to satisfy the requests for additional information but please do let us know if you require anything further.

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

Kind regards,
Kerry

Kerry Simmons
Partner

15 West Pallant, Chichester, PO19 1TB
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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



<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.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
