



From: Tim Townsend 

Sent: 17 June 2016 14:58

To: Adrian Barnley

Cc: Lee, David; Dominic Smith; Harvey Rogers; Neil Crowther; Neil Oliver; Mayne, Alexander; Julie Bolton; Simon Strevens; Andrew Howick

Subject: RE: amendments to B3/B5 access road North Littlehampton

Dear Adrian,

Thank you for your email.

I write to confirm acceptance of your Drawing A/PHLITTLE.2/IDR-GA Rev 'G' (as amended) with the additional visibility splays for pedestrians and cyclists at the formal junctions, for planning purposes. I also confirm acceptance of the landscaping proposals as shown on this drawing. Neil Crowther will advise which planning application(s)/condition(s) this satisfies.

With regard to the SSE plan, thank you for sight of this. Looking at it does show that it was based on the earlier combined Toddington lane and IDR works (probably due to when it was presented to them). However, I don't think this alters anything for planning purposes as final details of everything referred to in this email will be checked as part of the S38/278 process.

Regards,

Tim

Tim Townsend | Senior Planner, Planning Applications - Strategic Development, West Sussex
County Council

Location: Ground floor Northleigh, County Hall, Chichester, PO19 1RH

From: Adrian Barnley [REDACTED]

Sent: 17 June 2016 11:02

To: Tim Townsend

Cc: Lee, David; Dominic Smith; Harvey Rogers; neil.crowther@arun.gov.uk; Neil Oliver; Mayne, Alexander; Julie Bolton; Simon Strevens

Subject: RE: amendments to B3/B5 access road North Littlehampton

Tim

Thanks for the email comments. Please see below our response to address your comments:

1 – As requested, please see attached email from SSE dated 13/5/16 as requested

3 – As requested, please see attached the amended drawing ref **A/PHLITTLE.2/IDR-GA Rev G** amended to indicate the additional vision splays.

I trust that the above and attached now address your queries. I look forward to receiving your approval of the attached so that we can progress this aspect to detailed design.

Regards

Adrian.

From: Tim Townsend [REDACTED]

Sent: 10 June 2016 14:52

To: Adrian Barnley [REDACTED]

Subject: RE: amendments to B3/B5 access road North Littlehampton

Dear Adrian,

Thank you for your email of 19th May 2016.

My comments in red below alongside your text:

Thanks for the email. Please see attached amended drawing numbered **A/PHLITTLE.2/IDR-GA Rev E** that has been amended as follows:

1. Updated street lighting layout received from SSE dated 13/5/16; ACCEPTED (Please would you also provide me with any correspondence from SSE too for my records).
2. Subsequently amended tree locations to avoid street lighting and maximise sight lines; ACCEPTED. If the lighting cabling can be installed as suggested (beneath the cycleway) that would be the best option from the tree perspective; it should avoid root loss and damage should the cable need to be accessed in future. A root barrier can be used to separate the cabling so that the remainder of the verge is

essentially available space for the trees to grow roots into. The final detail can be considered at the S38/278 stage.

3. Achievable Cycle intervisibility splays based on min 1m back from the channel line; Your plans show visibility from the crossing points. What we require (in addition to what you've shown) are splays across the corners of the plots so pedestrians and cyclists are intervisible to one-another. The guidance contained in the LTN and TD documents is often difficult to interpret. Therefore, taking a practical view of the situation we are of the view that 2.4m x 2.4m splays should be shown across each plot corner adjacent to the formal junctions with maximum height of any walls, fence and/or planting being 0.6m in these areas. This is based on the assumption that cyclists will be slowing for each junction which will bring their speed down, giving both user types a reasonable degree of intervisibility at these points. Of course, the remaining boundary treatments for the properties fronting the north-south road should be no higher than 900mm. Please see my sketch on the attachment to aide you for the junction corners.
4. Effective visibility splays indicated from 2.4m to a point located in the associated centre of lane based on the trees being planted in the middle of the 2m verge and with a girth not exceeding 60cm, which is the maximum girth as advised by the landscape consultant for a 25 year old tree. ACCEPTED.

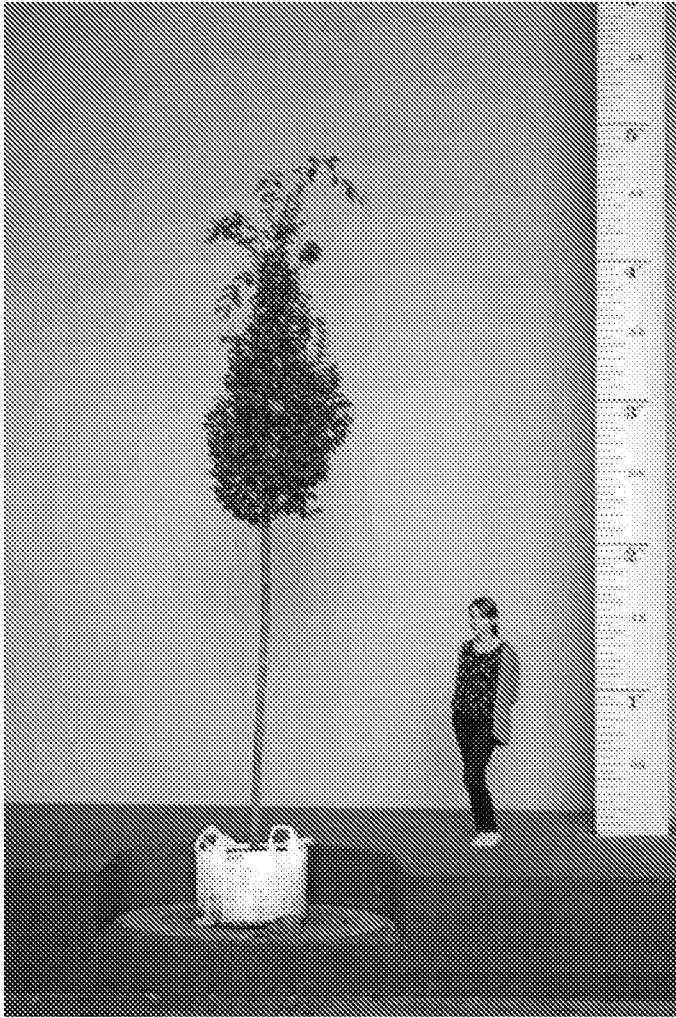
Item 1 -- The amended layout has been issued to the RSA Team and they have responded as follows:

Having looked at your revised plan (A/PHLITTLE.2/IDR-GA Revision E), in our opinion the relocation of the trees further away from the junctions is a worthwhile improvement that satisfactorily addresses the concern we raised in Problem 2.3. ACCEPTED.

Item 2 -- The amended SSE design has been received. The street lighting has been moved forward into the verge to mitigate against the provision of trees. We have also subsequently relocated trees further away from the lighting to assist with this. ACCEPTED (Also see comments made alongside 2 above)

Item 3 -- Pedestrian/cycle intervisibility at the junctions has been added in orange as requested indicating visibility from the min 1m back from the channel line as described in *Cycling England Design Portfolio B.04 Junction and Forward Visibility*. SEE COMMENTS IN 3 ABOVE

Item 4 -- We have spoken with the landscape consultant and in relation to encroachment, I am advised by the landscape consultant that "As you can see in the picture below a heavy standard with 2m clear stem is very narrow and won't reach past the edge of the road/cycleway. The same tree at 25 years old will only have a canopy width of 2.5m only reaching just over the edge of the road/cycleway. At 25 years old it will have a clear stem of over 2.4m." In consideration of the statement regarding the tree, I assume that a clear stem of 2m is acceptable as the spread of the tree is retained within the proposed 2m verge width. (Photo below). Accepted.



Other than the intervisibility splays referred in point 3 above, I think you are pretty-much there with the re-design of the IDR/B3/B5 access road from a highway point of view. Of course, there will be commuted payments for the trees but that will be sorted through the S38/278 process.

Let me have a final plan addressing the outstanding point 3 as I've asked and I will be happy to recommend to Neil that the road is OK for highway planning purposes.

Regards,

Tim

Tim Townsend | Senior Planner, Planning Applications - Strategic Development, West Sussex County Council

Location: Ground floor Northleigh, County Hall, Chichester, PO19 1RH

From: Adrian Barnley [REDACTED]

Sent: 19 May 2016 16:02

To: Tim Townsend

Cc: Lee, David; Dominic Smith; Harvey Rogers; neil.crowther@arun.gov.uk; Neil Oliver; Mayne, Alexander; Julie Bolton; Simon Strevens

Subject: RE: amendments to B3/B5 access road North Littlehampton

Importance: High

Tim

Thanks for the email. Please see attached amended drawing numbered **A/PHLITTLE.2/IDR-GA Rev E** that has been amended as follows:

1. Updated street lighting layout received from SSE dated 13/5/16;
2. Subsequently amended tree locations to avoid street lighting and maximise sight lines;
3. Achievable Cycle intervisibility splays based on min 1m back from the channel line;
4. Effective visibility splays indicated from 2.4m to a point located in the associated centre of lane based on the trees being planted in the middle of the 2m verge and with a girth not exceeding 60cm, which is the maximum girth as advised by the landscape consultant for a 25 year old tree.

Item 1 – The amended layout has been issued to the RSA Team and they have responded as follows:

Having looked at your revised plan (A/PHLITTLE.2/IDR-GA Revision E), in our opinion the relocation of the trees further away from the junctions is a worthwhile improvement that satisfactorily addresses the concern we raised in Problem 2.3.

Item 2 – The amended SSE design has been received. The street lighting has been moved forward into the verge to mitigate against the provision of trees. We have also subsequently relocated trees further away from the lighting to assist with this.

Item 3 – Pedestrian/cycle intervisibility at the junctions has been added in orange as requested indicating visibility from the min 1m back from the channel line as described in *Cycling England Design Portfolio B.04 Junction and Forward Visibility*.

Item 4 – We have spoken with the landscape consultant and in relation to encroachment, I am advised by the landscape consultant that “As you can see in the picture below a heavy standard with 2m clear stem is very narrow and won’t reach past the edge of the road/cycleway. The same tree at 25 years old will only have a canopy width of 2.5m only reaching just over the edge of the road/cycleway. At 25 years old it will have a clear stem of over 2.4m.” In consideration of the statement regarding the tree, I assume that a clear stem of 2m is acceptable as the spread of the tree is retained within the proposed 2m verge width. (Photo below)



I trust that the above addresses your queries and your approval of the attached layout would be very much appreciated so that we can update the detailed design accordingly.

Regards

Adrian.

From: Tim Townsend [REDACTED]

Sent: 10 May 2016 10:57

To: Adrian Barnley [REDACTED]

[REDACTED]

Subject: RE: amendments to B3/B5 access road North Littlehampton

Dear Adrian,

Thank you for your email.

My comments are as follows:

1. Addendum Road Safety Audit April 2016.

Problem 2.3.

Location: All side road junctions with IDR.

Summary: Trees obstructing visibility.

A considerable number of trees is shown within the verges on both sides of the IDR, some of which are within designated junction visibility splays.

Whilst we note that the trees are intended to be of relatively small girth and have clear stems, they will inevitably have some impact on sightlines; this effect will be greater the closer they are to the junction and will increase with time as the trees grow. This will increase the risks of vehicles emerging from the side roads being struck by passing traffic, and of cyclists approaching a junction along the shared path being concealed from drivers intending to turn into the side road.

Recommendation:

Do not plant trees within the visibility splays.

The crux of the issue contained in the summary above is the section I have highlighted. Any risk is of course greater in the leading traffic direction at the junctions because traffic is on that side of the road, although there is still risk in the trailing traffic direction – albeit perhaps less-so because vehicles would in normal circumstances be on the opposite side and more intervisible as a result. If you want to retain the trees, you will need to demonstrate that sufficient visibility is available for the prevailing conditions and the types of users expected. What can you do to the design that avoids losing trees? Is it possible to re-locate the first/nearest tree to each junction in the *leading* traffic direction – perhaps moving them further away and ‘opening-up’ the visibility ‘envelope’? Would that satisfy the Audit Team? Please put this to them for their reply. ***Neil (Crowther), for aesthetic/planning reasons, would you want the nearest tree in the trailing traffic direction also moved to correspond with the other side of each junction?***

Other points.

2. **Tree locations and interaction with street lighting requirements** – still awaited from you following your discussions with SSE.
3. **Pedestrian/cycle intervisibility requirements at road junctions** – This is still required.
4. **Tree canopy heights** – The tree type states a 2.1m clearance (base to bottom of growth when mature). WSCC still recommend 2.4m to avoid clashes with cyclists and road users. Please amend.

I look forward to hearing from you further in response to the above as soon as you can, please.

Thanks,

Tim

Tim Townsend | Senior Planner, Planning Applications - Strategic Development, West Sussex County Council

Location: Ground floor Northleigh, County Hall, Chichester, PO19 1RH

From: Adrian Barnley [REDACTED]
Sent: 03 May 2016 15:51
To: Tim Townsend
Cc: Lee, David; Dominic Smith; Harvey Rogers; neil.crowther@arun.gov.uk; Neil Oliver; Mayne, Alexander
Subject: RE: amendments to B3/B5 access road North Littlehampton

Tim

Further to our recent discussions please find attached the Stage 1 RSA Addendum Report and Response Report associated with the IDR amended scheme.

I look forward to receiving your approval of the report and confirmation of the WSCC exception (or otherwise) relating to Problem 2.3 trees in vision splays.

Regards

Adrian.

From: Tim Townsend [REDACTED]
Sent: 20 April 2016 12:17
To: Adrian Barnley [REDACTED]
[REDACTED]
Subject: RE: amendments to B3/B5 access road North Littlehampton

Dear Adrian,

Thanks for your emails of 4th and 13th April.

Just to confirm that the Brief is largely OK from a WSCC Highways point of view. Just a few points, though:

1. Page 1 ('Authorised by' etc.) – Please remove this from the Brief. Take it that this email confirms acceptance of the Brief subject to these points being adhered to.
2. Plan – Please indicatively show all access points (private or otherwise) and building types fronting the B3/B5 access road as the Audit Team should see these.
3. Plan – Please show intervisibility splays from the side roads to the shared footpath/cycleways.

Hope this helps. I look forward to seeing the Final Stage 1 RSA in due course.

Regards,

Tim

Tim Townsend | Senior Planner, Planning Applications - Strategic Development, West Sussex County Council
Location: Ground floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

From: Adrian Barnley [REDACTED]
Sent: 13 April 2016 12:15
To: Tim Townsend
Cc: Lee, David
Subject: FW: amendments to B3/B5 access road North Littlehampton
Importance: High

Tim

I write further to my email dated 4 April 2016. Please can you advise when I am likely to receive a response to the Stage 1 RSA Brief Addendum as we are keen to arrange the audit ASAP and can book a time slot with the Audit Team?

Regards

Adrian.

Adrian Barnley, BEng(Hons) CEng MCIHT FIHE
Director

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From: Adrian Barnley
Sent: 04 April 2016 08:56
To: Tim Townsend [REDACTED]
Cc: Lee, David [REDACTED]
Subject: FW: amendments to B3/B5 access road North Littlehampton
Importance: High

Tim

Further to your recent email correspondence with David Lee at Persimmon Homes, please see attached a Stage 1 RSA Brief for the amended IDR cross section.

Please can you review and approve so that I can issue for an Audit addendum?

Many Thanks

Adrian.

From: Tim Townsend [REDACTED]
Sent: 23 March 2016 10:35
To: Lee, David; 'Neil Crowther'
Subject: RE: amendments to B3/B5 access road North Littlehampton

Dear David,

Thanks for this.

Please would you send me/both a version with sight line splays and details of the species marked on.

Many thanks,

Tim

Also David, I need to see comments from your Road Safety Audit team in response to the changes, please.

From: Lee, David [REDACTED]
Sent: 23 March 2016 09:52
To: 'Neil Crowther'
Cc: Tim Townsend
Subject: RE: amendments to B3/B5 access road North Littlehampton

Neil,

Please find additional plan with planting.

Regards,

David Lee
Planner

Persimmon Homes Thames Valley,
Persimmon House,
Knoll Road, Camberley,
Surrey, GU15 3TG

[REDACTED]
www.persimmonhomes.com

From: Lee, David
Sent: 23 March 2016 08:18
To: 'Neil Crowther'
Cc: Tim Townsend
Subject: RE: amendments to B3/B5 access road North Littlehampton

Morning Neil,

The plan indicates the 2m verge which will contain the planting. Planting as previously indicated will be added, linear and symmetrical and the drawing will be with you by midday.

Regards,

David Lee
Planner

Persimmon Homes Thames Valley,
Persimmon House,
Knoll Road, Camberley,
Surrey, GU15 3TQ


www.persimmonhomes.com

From: Neil Crowther [<mailto:Neil.Crowther@arun.gov.uk>]
Sent: 22 March 2016 17:43
To: Lee, David
Cc: Tim Townsend
Subject: RE: amendments to B3/B5 access road North Littlehampton

Have you submitted a plan showing the verge and planting/landscaping within it yet?

Neil Crowther | Head of Planning Policy & Strategic Development, **Arun District Council** | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: neil.crowther@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Lee, David 
Sent: 22 March 2016 17:01
To: Neil Crowther; 'Tim Townsend'
Subject: RE: amendments to B3/B5 access road North Littlehampton

Hi Neil,

This is disappointing as the dates which I came away with from the meeting and reported back to, are what we were working towards. The changes being made are in accordance with what you and Tim have requested given the amendment originally suggested in November. Given the time taken with the application and the accommodation of the verge it would be hugely beneficial to all parties if the application together with the Bovis B3/B5 parcel can reach committee in April. Please find attached the revised north/south corridor element of the road and tracking data that Tim requested.

- **A/PHLITTLE.2/IDR-GA – Amended General Arrangement**
- **A/PHLITTLE.2/IDR-TK – Amended Tracking**

This sits within the current location plan and interacts with the currently submitted drawings. This shows the agreed Avenue character with 6.1m carriageway with 2m verge and 2.7m shared surfaces together with visibility splays which is sufficient to further the application.

Kind Regards

David Lee
Planner

Persimmon Homes Thames Valley,
Persimmon House,
Knoll Road, Camberley,
Surrey, GU15 3TQ


www.persimmonhomes.com

From: Neil Crowther [<mailto:Neil.Crowther@arun.gov.uk>]
Sent: 22 March 2016 16:29
To: Lee, David; 'Tim Townsend'
Subject: RE: amendments to B3/B5 access road North Littlehampton

David,

Reports need to be completed by 1 April for April DC Committee.

I am on leave 29 March – 1 April so the report needs to be complete by the end of Thursday 24 March. The agenda is published internally as a complete document on 4 April. Even with a free diary for Thursday (which I do not have), I'd struggle to get the applications on this agenda now.

Neil

Neil Crowther | Head of Planning Policy & Strategic Development, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: neil.crowther@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Lee, David [REDACTED]
Sent: 18 March 2016 09:58
To: Neil Crowther; 'Tim Townsend'
Subject: re: amendments to B3/B5 access road North Littlehampton

Morning Neil and Tim,

Following last weeks meeting we have instructed our engineer to amending the currently submitted planning pack. I'm also in the process of getting landscaping advice to assist with Tim T's comments. I jotted down April 4th as the date for you to have the documents in order for you to complete your report and present it at the 22nd April meeting. Could you confirm if this is the case?

Reviewing the current plans submitted on the 20th November:

- Site location plan CV8140927/SK06 Rev P4
- Block Plan CV8140927/SK07 Rev P4
- Typical Raised Table Arrangement – TR8140927/SK10
- B3/B5 Access Road General Arrangement Sheet 1 of 2 CV8140927/600-1 rev P7
- B3/B5 Access Road General Arrangement Sheet 1 of 2 CV8140927/600-2 rev P5
- B3/B5 Access Road Construction Plan Sheet 1 of 2 CV8140927/601-1 rev P7

These will need to be amended to reflect the reduction in width of the road, relocation of the road and insertion of the verge. We are also in the process of generating a combined road and Bovis layer.

Kind Regards

David Lee
Planner

Persimmon Homes Thames Valley,
Persimmon House,
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Surrey, GU15 3TG

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