

[REDACTED]

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[REDACTED]

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[REDACTED]

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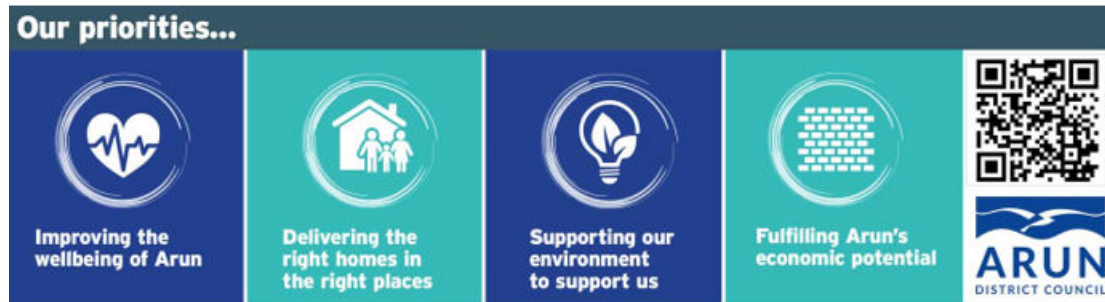
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From: Jamie Brown [REDACTED]
Sent: 20 November 2025 12:48
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Robert Barker [REDACTED] Lottie Greenwood [REDACTED] David Easton <David.Easton@arun.gov.uk>; Bobby Boyce [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

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Hi Hannah,

Thank you for your email. We are now in a position where we have no objections to the proposals. Firstly the internal access points have now been addressed by the latest plans submitted by Stolon Studio Architects which I understand from your email you have now seen are on file, I will recommended a car parking and CMP conditions for this (see suggestions below).

The main point relating to the WSCC Scheme has been discussed with internal colleagues. As we are in agreement that the developers do not compromise the delivery of the potential future WSCC highway works we would advise that securing what is needed to make the development acceptable in planning terms has already been completed via the Odyssey Plan as agreed in 2021. I understand this has been submitted as part of this submission for completeness.

Therefore if the developer implements first they simply deliver the previously agreed highway works that are necessary to provide a safe pedestrian access to the site and if the WSCC scheme comes forward before the proposed development then the developer would have to vary the condition/S106 that requires delivery of these works, as they would already largely be delivered by the WSCC scheme. If necessary the developer could vary the proposed works to their access.

Suggested conditions:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Given your time scales I trust an email is sufficient for you to make your recommendation? If not we can do a formal response but it will need to be as a re-consultation.

Kind regards,

Jamie

[Jamie Brown](#) MCIHT | Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT

From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Sent: 18 November 2025 13:46

To: Jamie Brown [REDACTED]

Subject: FW: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

****EXTERNAL****

Hi Jamie,

I hope you are well.

Just to follow up on Robert's email below, I wanted to advise that I am currently working to get the report ready for Planning Committee by the end of next week (28th). If any comments could be sent over to us before the 28th

this would be much appreciated so that we can add these into the report, and apply any conditions if necessary.

Please ignore the email directly underneath this – I missed a character off your email and so it bounced back.

Many thanks in advance.

Kind regards

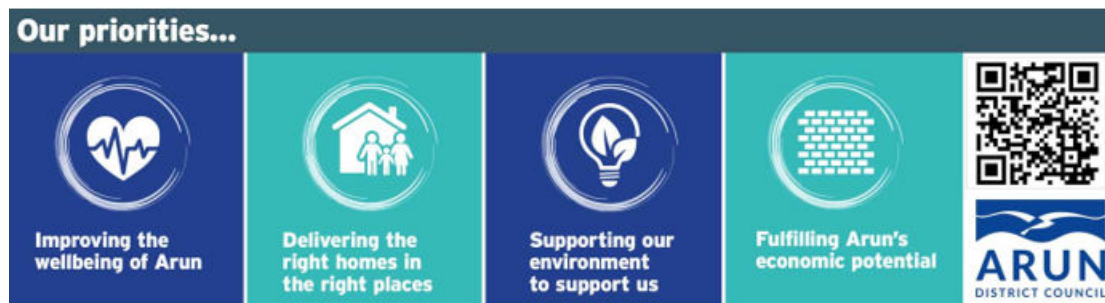
Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856

E: hannah.kersley@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Hannah Kersley

Sent: 18 November 2025 13:42

[REDACTED]

Cc: 'Robert Barker' [REDACTED] Lottie Greenwood [REDACTED] Robert Boyce [REDACTED]
[REDACTED] David Easton <David.Easton@arun.gov.uk>

Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

Hi Jamie,

I hope you are well.

Just to follow up on Robert's email below, I wanted to advise that I am currently working to get the report ready for Planning Committee by the end of next week (28th). If any comments could be sent over to us before the 28th this would be much appreciated so that we can add these into the report, and apply any conditions if necessary.

Many thanks in advance.

Kind regards

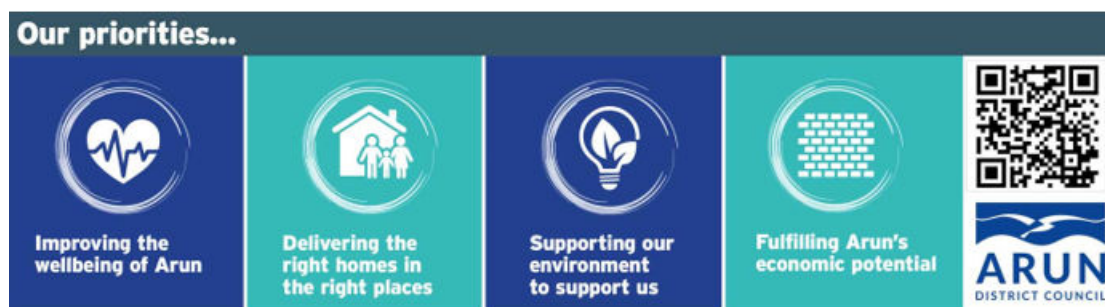
Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856

E: hannah.kersley@arun.gov.uk

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From: Robert Barker [REDACTED]
Sent: 18 November 2025 11:52
To: Robert Barker [REDACTED] Jamie Brown [REDACTED] Lottie Greenwood [REDACTED]
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>; Bobby Boyce [REDACTED]
Subject: Re: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)
Importance: High

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Hi Jamie

I understand that Hannah from ADC is working on their recommendations report for a decision in a few weeks now. Have you heard from your internal team such that we can finalise the drawings and approach?

As discussed previously, it seems that we should use the Odyssey highways scheme as this is within the redline boundary, unless the WSCC is to go ahead and the developer is to make a contribution to this (so that the design no longer forms part of the application).

ADC will also need to understand if there are any recommendations / conditions desired.

Thanks

Robert Barker | FRIBA

Professor of the Built Environment | UWE
Urban Biodiversity Research Project | Biurbs
BYGO off-site housing system

Stolon Studio Architects
Unit A, Willow House
Dragonfly Place
London SE4 2FJ

From: Robert Barker [REDACTED]
Date: Monday, 3 November 2025 at 14:26
To: Jamie Brown [REDACTED] Lottie Greenwood [REDACTED]
Subject: Re: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

Dear Jamie

Have you heard back from your colleagues regarding the junction?
We are keen to confirm this with ADC and make any final amendments.

Thanks

Sent from Outlook for Mac

From: Jamie Brown [REDACTED]
Date: Tuesday, 14 October 2025 at 14:21
To: Robert Barker [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

Thanks Rob-invite should be on its way.

Jamie

[Jamie Brown](#) MCIHT | Senior Planner, County Highways, Planning Services, Economy,
Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1QT

[REDACTED]
[REDACTED]

From: Robert Barker [REDACTED]
Sent: 14 October 2025 14:19
To: Jamie Brown [REDACTED]
Cc: Lottie Greenwood [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

****EXTERNAL****

Let's do 10 am on Monday please

Robert Barker | FRIBA
vProfessor of the Built Environment | UWE

Stolon Studio Architects
Abode Industries Ltd

From: Jamie Brown [REDACTED]
Sent: 14 October 2025 09:43
To: Robert Barker [REDACTED]
Cc: Lottie Greenwood [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

Mark has come back with either 10 am Monday or 10 am Wednesday? Are these doable do you think?

Jamie

[Jamie Brown](#) MCIHT | Senior Planner, County Highways, Planning Services, Economy,
Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1QT
[REDACTED]
[REDACTED]

From: Robert Barker [REDACTED]
Sent: 14 October 2025 09:41
To: Jamie Brown [REDACTED]
Cc: Lottie Greenwood [REDACTED]
Subject: Re: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

****EXTERNAL****

I will be on leave next week but assuming I have WiFi I should be able to make a call. Otherwise the beginning of the following would be better for me.

Robert Barker

On 14 Oct 2025, at 09:38, Jamie Brown [REDACTED] wrote:

Morning Rob,

No problem, that is understandable! I have spoken with Mark and he has other commitments today now, so as Friday isn't a goer for you he is going to give me some times and dates next

week. He will also be bringing some colleagues along from Major Projects so it is working around their schedules as well.

Jamie

[Jamie Brown](#) MCIHT | Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT

From: Robert Barker [REDACTED]
Sent: 14 October 2025 09:31
To: Jamie Brown [REDACTED] Lottie Greenwood [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

****EXTERNAL****

Hi Jamie

I'm sorry, I have been flat out and behind on emails. I am away on Friday so if you can do today that would be great.

My long meeting today has been cancelled (phew) so I have availability from 10 onwards.

Robert Barker | FRIBA
vProfessor of the Built Environment | UWE

Stolon Studio Architects
Abode Industries Ltd

From: Jamie Brown [REDACTED]
Sent: 14 October 2025 09:29
To: Robert Barker [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

Morning Rob,

Did you have any thoughts on the below? I dare say today might now be tricky to do for a Teams call, but I can see if Mark can do Friday. Also, we have received a re-consultation request through from Arun, given we still haven't formally agreed all the points relating to the site I am just going to advise them we are in conversations with you around the final detail.

Kind regards,

Jamie

[Jamie Brown](#) MCIHT| Senior Planner, County Highways, Planning Services, Economy,
Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1QT

From: Jamie Brown

Sent: 09 October 2025 10:25

To: 'Robert Barker' [REDACTED]

Cc: Imran Haque [REDACTED] Lottie Greenwood [REDACTED]

Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

Thanks Rob, I have spoken with our Major Projects Team now and they have suggested a Teams Call to discuss these matters. They have availability next Tuesday or Friday for a meet. Is either workable for you all?

Jamie

[Jamie Brown](#) MCIHT| Senior Planner, County Highways, Planning Services, Economy,
Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1QT

From: Robert Barker [REDACTED]

Sent: 09 October 2025 09:41

To: Jamie Brown [REDACTED]

Cc: Imran Haque [REDACTED] Lottie Greenwood [REDACTED]

Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

****EXTERNAL****

Thanks Jamie

I have copied Imran and Lottie in to this email so that they can send on the preferred solution with the visibility review tomorrow.

best

Robert Barker | FRIBA
vProfessor of the Built Environment | UWE

Stolon Studio Architects
Abode Industries Ltd

From: Jamie Brown [REDACTED]
Sent: 09 October 2025 07:55
To: Robert Barker [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

Morning Rob,

Unfortunately not, no. I will look to chase them today. I emailed them following our last exchange. I will look at the vis plan as and when you send it over so no problems there.

Jamie

[Jamie Brown](#) MCIHT| Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT
[REDACTED]
[REDACTED]

From: Robert Barker [REDACTED]
Sent: 08 October 2025 17:44
To: Jamie Brown [REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

****EXTERNAL****

Hi Jamie

Have you had a reply from Major Projects yet?

I am mindful that we need to revert to Arun.

We have received the info regarding the visibility from i-transport - the tree was fine but a small tweak was needed to the car parking. we will send this over shortly

Robert Barker | FRIBA
vProfessor of the Built Environment | UWE

Stolon Studio Architects
Abode Industries Ltd

From: Robert Barker
Sent: 16 September 2025 21:11
To: Jamie Brown [REDACTED]
Subject: Re: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

That's great. Thanks

Robert Barker

On 16 Sep 2025, at 16:07, Jamie Brown [REDACTED] wrote:

Hi Rob,

I have shared this information with Major Projects. I will get back to you when I have some additional information.

Jamie

[Jamie Brown](#) MCIHT| Senior Planner, County Highways, Planning Services, Economic Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT

From: Robert Barker [REDACTED]
Sent: 15 September 2025 14:50
To: Jamie Brown [REDACTED]
Cc: Lottie Greenwood [REDACTED] Hannah Kersley
<Hannah.Kersley@arun.gov.uk>; Bobby Boyce [REDACTED]
Subject: Re: Land west of Bridge Road Roundabout, Littlehampton (LU/238/20)

****EXTERNAL****

Of course

Thanks

Robert Barker

On 15 Sep 2025, at 14:26, Jamie Brown
[REDACTED] wrote:

Hi Rob,

Yes I have spoken with Mark Martin in the Projects Team today.
The scheme is going ahead still and is being reviewed shortly.
Mark has asked if he can see your latest plan for comparison,
are you happy for me to share the plan that Lottie sent last week
of the access strategy or have you updated since then?

Jamie

[Jamie Brown](#) MCIHT| Senior Planner, County Highways, Planning Services, Economic Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT

From: Robert Barker [REDACTED]
Sent: 15 September 2025 13:12
To: Jamie Brown [REDACTED]
Cc: Lottie Greenwood [REDACTED] Hannah Kersley
<Hannah.Kersley@arun.gov.uk>; Bobby Boyce
[REDACTED]
Subject: RE: Land west of Bridge Road Roundabout, Littlehampton
(LU/238/20)

****EXTERNAL****

Hi Jamie

Have you managed to work out what we should be showing with regards to the a259 works to meet WSCC agreed latest approach please?

thanks

From: Robert Barker [REDACTED]
Sent: 02 September 2025 09:30
To: Jamie Brown [REDACTED]
Cc: Lottie Greenwood [REDACTED] Hannah Kersley
<Hannah.Kersley@arun.gov.uk>; Bobby Boyce
[REDACTED]
Subject: Re: Land west of Bridge Road Roundabout, Littlehampton
(LU/238/20)

Hi Jamie

A team's call would be helpful. Monday between 10 and 15:00 works for me. We have made adjustments to the drawings which we will send on shortly so that you can have a look before we meet.

Robert Barker | FRIBA
vProfessor of the Built Environment | UWE
Urban Biodiversity Research Project | Biurbs
BYGO off-site housing system

Stolon Studio Architects
Abode Industries Ltd

From: Jamie Brown [REDACTED]
Date: Tuesday, 2 September 2025 at 08:54
To: Robert Barker [REDACTED]
Cc: Lottie Greenwood [REDACTED] Hannah Kersley
<Hannah.Kersley@arun.gov.uk>, Bobby Boyce
[REDACTED]
Subject: RE: Land west of Bridge Road Roundabout,
Littlehampton (LU/238/20)

Morning Robert,

Thank you for your note as you may have seen I have been on annual leave and am now going through emails. Looking at this I would say it might be easier if we did a teams call and discuss the various areas of discussion. I am a bit tied up this week sorting various bits but could potentially do a meeting next Monday (8th September) if that suits?

Kind regards,

Jamie

[Jamie Brown](#) MCIHT | Senior Planner, County Highways, Planning Services, E
Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall,
PO19 1QT

From: Robert Barker [REDACTED]
Sent: 20 August 2025 16:18
To: Jamie Brown [REDACTED]
Cc: Lottie Greenwood [REDACTED] Hannah Kersley
<Hannah.Kersley@arun.gov.uk>; Bobby Boyce
[REDACTED]
Subject: Re: Land west of Bridge Road Roundabout, Littlehampton
(LU/238/20)

****EXTERNAL****

Dear Jamie

We are reviewing your comments and wanted to run this past you before submitting. **Comments in red.**

1. The proposals will utilise an existing servicing access onto the Bridge Road Roundabout. The access will be of sufficient width and geometry to accommodate all types of vehicles. It was agreed under the 2020 application that tactile pedestrian crossing points should be provided with an island to aid pedestrian accessibility, these would need to be demonstrated in more detail on the block plan.

Apologies, I did ask for this to be done as this should have been included, we will add further detail into the drawings.

2. We would seek some further clarification on materials/various materials are areas to be raised or block work?

There is some information on drawing 007

3. Initially into the site there are no raised features to slow vehicle speeds

There were supposed to be 2 platforms but this is not clear in our drawings. However, on 2nd thoughts we have a slight improvement to suggest. – see mark up.

There is supposed to be a platform opposite the central avenue through to the river

4. Moving on from the above point the western section is very long, possible raised features or block work features could be incorporated.

We could add a platform opposite the gym building to slow vehicles down as they approach the South Block. I don't think block work will work as it is tight and it is so close to the entrance. We could make it on the entrance and move a couple of parking spaces to the north. What do you think?

5. Swept path diagrams have been submitted demonstrating larger vehicles manoeuvring within the site, these all appear workable.

Noted

6. Pedestrian facilities and connections are shown on drawing 030-SSA-S3RM- (MP.XX)-DR-A-003. This shows good accessibility for pedestrian and cycle movements. This provides a continuous route around the site. The footway south of the road named 'Saltings' does appear to end which may see pedestrians have to access the site through the estate road, it is advised that the footway continues further to the east and connects to the cut through to the east.

The area around the Saltings is supposed to be a block paving Type F/G road with a shared surface rather than a footway. Looking at this again I think it makes sense to add a platform and include the parking spaces.

On drawing ending 007 we show the finishes. I have marked this up with the suggestions. Please may you confirm if these would be satisfactory.

Thanks

Robert Barker | FRIBA
vProfessor of the Built Environment | UWE

Stolon Studio Architects
Abode Industries Ltd

<image001.png>

Best regards

Robert

<image002.png>

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