

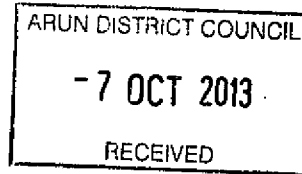


Our Ref: A082185

Your Ref:

Date: Friday 4th October 2013

Neil Crowther
Strategic Development Planner
Arun District Council
First Floor - Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



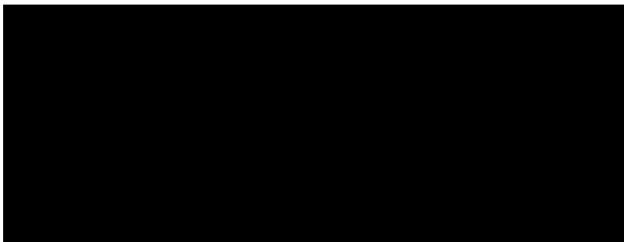
Neil,

Courtwick Lane, Littlehampton (LU/355/10) - Removal of Outline Planning Condition 24

Further to our communication in June 2013 (see attached my e-mail of 05/06/2013 for reference) and our subsequent telephone conversation in late July 2013 please find attached an application for removal of Condition 24 as you requested. The application is accompanied by Barratt Homes' cheque number 411560 in the sum of £ 195.00, receipt of which would be gratefully received.

Condition 24 calls for detailed design of the proposed bus access through the development including the design and control of the bus gate(s) at Courtwick Lane. It has become apparent that no bus operator wants to run buses along Courtwick Lane and Littlehampton Town Council has expressed a preference to simply loop the buses within the development to/from the access/egress at the A259 junction.

As we agreed the application is supported by a draft deed of variation to the S106 that removes the requirement for bus only works to be carried out on Courtwick Lane and amends the timing for delivery of the footpath linking New Courtwick Lane to the south eastern part of the development.



Mike Christmas

Project Manager
WYG Trench Farrow

mike.christmas

From: mike.christmas
Sent: 05 June 2013 14:37
To: Neil Crowther
Cc: [REDACTED]
Subject: Courtwick Lane, Littlehampton - Early S106 Obligations
Attachments: ITB3164-GA-003 Rev A & 005.pdf; P802_BR_01.pdf

Neil,

You will be aware that the Courtwick Lane, Littlehampton S106 Agreement of 22/03/2012 requires a S278 Agreement incorporating 5 elements of Highway Works to be in place before Commencement of Development.

A S278 Agreement incorporating the Site Access Junction Works, the Eldon Way Works and the Lineside Industrial Estate Footway works was completed on 16th May 2013.

I write to you in specific regard to the Courtwick Lane Access Works and the New Courtwick Lane Works (illustrated by drawings ITN3164-GA-003 Rev A and 005 respectively - the first attachment).

Courtwick Lane Access Works

Notwithstanding Courtwick Lane is a private road so the works outlined on drawing ITB3164-GA-003 Rev A to provide a bus access arrangement would not be appropriate under S278, our discussions with the Highway Authority, the Town Council and with Stage Coach have concluded that none of those parties see the benefit of running buses along this minor road.

The need to provide the development with a bus service is not in question. It has though been concluded that a looped bus route through the development using the Site Access Junction Works and as illustrated on the attached Bus Route Location Plan P802/BR/01 would be safer and would work better with existing bus services.

The Bus Route Location Plan shows an Emergency / Cycle Route that would provide emergency vehicles and pedestrian / cyclists with direct access to Courtwick Lane for 'alternative' access / egress to and from the development.

Note that Outline Planning Condition 24 also calls for a detailed design of the Courtwick Lane bus access route to be approved.

New Courtwick Lane Works

The concern with these works is more to do with the timing of delivery. There seems little point in providing a 2m footway (as illustrated and annotated on drawing ITB3164-GA-005 in Appendix 3 - though Schedule 9 Highways Part 1 Para 1(d) refers to a non-existent drawing TIN3164-GA-009 and describes the works as 'new footway and cycleway') to provide safe access from the junction of New Courtwick Lane and A259 to the corner of the Employment Land before that Employment Land has been developed and invites access. The fear is that members of the public will be drawn to a live construction site before safe routes within that part of the development have been provided. Note that new residents within the development will have an appropriate pedestrian / cycle route out of the development via signalised crossing of the A259 at the Site Access Junction.

It is proposed that the requirement for a S278 Agreement to be in place for these works be triggered by the 100th residential occupation and that the works be completed before the Employment Land is occupied.

I should be grateful if you would review the above proposals in advance of our arranging a meeting to discuss it with interested parties prior to a formal Deed of Variation to the S106 Agreement being prepared.

Regards

Mike Christmas

Project Manager

WYG

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