

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 March 2018 11:27
To: Planning Scanning
Subject: FW: 4485 - Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

From: Michael Eastham
Sent: 15 March 2018 11:27
To: Planning.Responses
Subject: FW: 4485 - Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Please upload on Ocella as an additional correspondence from the Local Highway Authority to LU/408/17/PL.

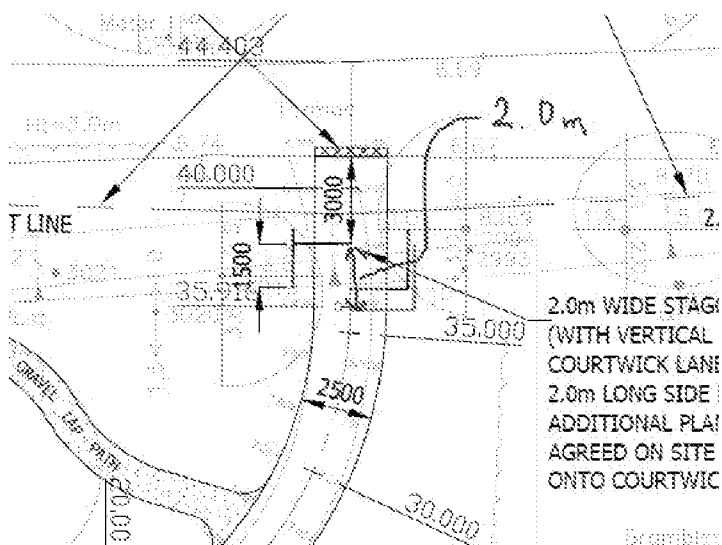
Thanks,

Michael

From: Tim Townsend [<mailto:tim.townsend@westsussex.gov.uk>]
Sent: 15 March 2018 10:58
To: Michael Eastham
Cc: SU Local Development
Subject: RE: 4485 - Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Morning Michael and thanks for sight of this.

Just one amendment, please -- the spacing between the gates needs to be increased to 2.0m to ensure there is sufficient manoeuvring space between the barriers for mobility scooters and wheelchairs etc. Although I have only shown one gate amended, the corresponding one will also need to be lengthened (This also follows Sustrans guidance for such matters). The arrangement shown on the original is too tight:



Also, I am taking it that the barrier will NOT be of the 'hooped-type' as originally proposed and of a type that prevents children from getting underneath (as shown in per one of my earlier emails)?

Finally, with regard to the bus routing and design of bus stops and hardstandings etc., where are things with this, please (as this also formed part of the application)?

Tim

Tim Townsend

Principal Planner, Highways – Planning Services

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RH

Phone: (External) 03302 225726 (Internal) 25726

[REDACTED]

Web: www.westsussex.gov.uk

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 14 March 2018 16:14

To: Tim Townsend

Cc: SU Local Development

Subject: FW: 4485 - Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Hi Tim,

Please find attached the latest response from the applicant regarding LU/408/17/PL.

I look forward to receiving your response.

Kind regards,

Michael

From: Darren Schofield [REDACTED]

Sent: 14 March 2018 16:04

To: Michael Eastham

Subject: FW: 4485 - Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Good afternoon Michael

Please see attached which I hope satisfies Tim's comments.

If this is not acceptable, it may be prudent for Tim to discuss directly with Dave Smith?

Many thanks

Regards

Darren Schofield
Technical Manager

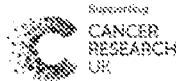
.....
[REDACTED]

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From: Dave Smith [REDACTED]
Sent: 14 March 2018 15:25
To: Darren Schofield <[REDACTED]>
Cc: '[REDACTED]'
Subject: RE: 4485 - Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

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Darren,

Further to Tim's additional comments, please find attached the updated Footpath Layout with adjusted barriers and additional notes regarding supplemental planting (tba on site).

The 'Sustrans' guidance does not provide a specification for non-cyclist barriers and the former was taken from the 'paths for all' guidance with a recommended spacing of 3m – though from 'Sustrans', this is acceptable for cycle use. I have reduced the spacing to 1.5m and have also provided a tracking diagram for a mobility scooter which confirms that this spacing should be acceptable.

regards,

David Smith
Civil Engineer



Consulting Engineers

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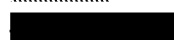
From: Darren Schofield [REDACTED]
Sent: 13 March 2018 09:13
To: Dave Smith
Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Good morning Dave

It appears we are almost there, so could you please take a look at Tim's comments for me.

Many thanks

Darren Schofield
Technical Manager



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From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 12 March 2018 18:12
To: Darren Schofield [REDACTED]
Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

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Hi Darren,

Please see Tim's email below and the attached document.

I look forward to your response.

Kind regards,

Michael

From: Tim Townsend [<mailto:tim.townsend@westsussex.gov.uk>]
Sent: 12 March 2018 14:44
To: Michael Eastham
Cc: SU Local Development
Subject: RE: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Michael,

As far as I can see, the arrangements proposed by Bellway is still one that looks to be suited for cyclists. Furthermore, the stagger of the barriers might be the wrong-way-around and the use of hoops with 1200mm clearance underneath would permit a young child to walk or run underneath. They also might need to be a bit closer to the road (albeit not within the sight line splays). Finally, the gap in the middle would permit cyclists to traverse fairly quickly so should – I believe – be narrowed. However, the applicant would still have to demonstrate that those with pushchairs and mobility scooters can get through them. Sustrans guidance might assist here (*SEE LINK BELOW). Finally, there must be barriers (e.g. fence) either side to prevent the gates from being by-passed. In any event, appropriate design guidance will have to inform the final solution. However, it is still unclear what design guidance they have used to inform the proposal as the extract that you/they have provided is not one I have seen before. This should still be clarified, please.

For information, I have attached an example photo showing barriers that would prevent children getting underneath (although the spacing between the stagger still looks too large).

I don't think they are far-off now – we just need to see a bit more detail and confirmation of what guidance has informed what's shown.

Thank you.

Tim

Tim Townsend

Principal Planner, Highways – Planning Services

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RH

Phone: (External) 03302 225726 (Internal) 25726

Email: tim.townsend@westsussex.gov.uk

Web: www.westsussex.gov.uk

*https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0ahUKEwio4_XystfZAhWDIcAKHtPpDFAQFgggMAA&url=https%3A%2F%2Fwww.sustrans.org.uk%2Fsites%2Fdefault%2Ffiles%2Ffile_content_type%2Faccess_control_guide_jan_2012.pdf&usq=AOvVaw15FfZZ4WAVcfLTPo_opipA

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 09 March 2018 08:23
To: Tim Townsend

Cc: SU Local Development

Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Hi Tim,

I have received the following response from the applicant regarding LU/408/17/PL.

I look forward to receiving your response.

Kind regards,

Michael

From: Darren Schofield [REDACTED]

Sent: 08 March 2018 16:56

To: Michael Eastham

Subject: RE: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Hi Michael

Following on from my e-mail below, the attached is the document the designer has worked to.

Once the trees and undergrowth is removed we can ascertain what works are required to the sides of the barrier and can install a post and rail timber fence or planting if needs be, but this would have to be decided on site. **With this in mind, we will not update our drawing, and hope the text is sufficient justification.**

Regards

Darren Schofield
Technical Manager

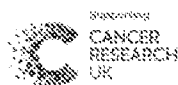
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From: Darren Schofield

Sent: 08 March 2018 16:42

To: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>

Subject: RE: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Hi Michael

I have passed this onto our Engineers for a response.

In respect to the comment on the sides of the barriers, the trees either side should deter this, but we can suggest further planting to fill any gaps. This will be annotated on the design.

Regards

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]

Sent: 08 March 2018 16:30

To: Darren Schofield

Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

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Hi Darren,

Please see Tim Townsend's response below.

Kind regards,

Michael

From: Tim Townsend [mailto:tim.townsend@westsussex.gov.uk]

Sent: 08 March 2018 16:27

To: Michael Eastham

Subject: RE: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Michael,

Thanks for sight of this.

The visibility splays appear to be OK now. However on the subject of the barriers, can the applicant advise what design guidance advised what is shown, please? I've looked at various publications and the nearest I can find is guidance from Sustrans which is more focused on access by bicycle (which I believe the applicant wanted to avoid here). Also, the barriers seem to be set-back from the road somewhat. Therefore again, I need to know what design guidance has informed this. Finally, no detail is shown either side to demonstrate that the barriers can't be by-passed.

Please put this to the applicant for replies.

Thanks,

Tim

Tim Townsend

Principal Planner, Highways – Planning Services

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RH

Phone: (External) 03302 225726 (Internal) 25726

Email: tim.townsend@westsussex.gov.uk

Web: www.westsussex.gov.uk

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 27 February 2018 10:44

To: Tim Townsend

Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Hi Tim,

Please find attached the requisite plans.

I look forward to receiving your response.

Kind regards,

Michael

From: Darren Schofield [REDACTED]

Sent: 27 February 2018 10:39

To: Michael Eastham

Subject: RE: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Good morning Michael

I attach an updated plan picking up on Tim's comments, along with a barrier chicane standard detail.

I hope this now allows the application to be determined.

Many thanks

Regards

Darren Schofield

Technical Manager

Bellway Homes Limited (Wessex)

Bellway House

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Castleman Business Centre

Ringwood

Hampshire

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From: Darren Schofield
Sent: 26 February 2018 15:25
To: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>
Subject: RE: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Hi Michael

I have passed this onto our Engineers to update the plans and will send over shortly.

Regards

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 26 February 2018 15:13
To: Darren Schofield <[REDACTED]>
Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

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Hi Darren,

Please could you address Tim's requirement below.

Thanks,

Michael

From: Tim Townsend [<mailto:tim.townsend@westsussex.gov.uk>]
Sent: 26 February 2018 14:42
To: Michael Eastham
Cc: Juliet Harris <[REDACTED]>
Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Michael,

One further point that I meant to include on the email below. Please would you also ask Bellway to demonstrate on a plan that those with pushchairs and mobility scooters can negotiate the barriers. Also with the revised sight line, the barriers will need setting-back to accommodate the greater 'x' distance.

Thank you.

From: Tim Townsend
Sent: 26 February 2018 14:36
To: 'Michael Eastham'
Cc: Juliet Harris <[REDACTED]>
Subject: RE: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Dear Michael,

Thank you for your email of 15th February 2018.

For the most part, the plan and associated comments appear acceptable. There are, however, two changes required and these are as follows:

- 1. Pedestrian visibility** – This needs to be shown from a 2.0m 'x' distance - *not* 1.0m as shown. This was raised previously and discussed with Darren when I met him on site. The plan does, therefore, need to be amended.
- 2. Advance warning signage of pedestrians** – The Stage 1-2 Road Safety Audit - February 2018, para. 2.1.1 - recommends that a sign be provided on the approach to the pedestrian access warning drivers of the presence of pedestrians. WSCC recommends that a further sign be placed on the opposite approach for drivers travelling eastbound. Again, plan should be amended to show this.

For avoidance of doubt and following discussion with the County's Lead Safety Audit Professional, WSCC considers the second comment made under paragraph 2.1.1 about the possibility of forming a link the west end of the existing path running-around the back of the residential estate found north of Courtwick Lane, to be beyond the scope of the Safety Audit and as such, is of the view that no further action is required from the developer on this part.

Please would you put these comments back to Darren/Bellway to attend to. Please re-consult when a reply is received.*

Thank you.

Tim

Tim Townsend

Principal Planner, Highways – Planning Services

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RH

Phone: (External) 03302 225726 (Internal) 25726

Email: tim.townsend@westsussex.gov.uk

Web: www.westsussex.gov.uk

(*Please can I remind you that ALL consultations and re-consultations must be directed to the SULocalDevelopment@westssussex.gov.uk email address to ensure the information gets onto our system and to the appropriate officer – thank you. You are welcome to 'cc' them to officers if you know they have been dealing with specific projects but the main email must be sent to the SU Local address – thank you).

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 15 February 2018 20:59

To: Tim Townsend

Subject: FW: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Hi Tim,

What do you think of the attached plans.

Kind regards,

Michael

From: Darren Schofield [REDACTED]
Sent: 15 February 2018 16:48
To: Michael Eastham
Cc: Kenny, Darren
Subject: Courtwick Littlehampton - variation of conditions 4 & 24 - Ref LU/408/17/PL

Good afternoon Michael

Following on from our meeting on site, I attach the following for you to consult with Tim.

- Footpath link now shown with staggered barriers
- Road safety Audit based on the new scheme
- Designer's response.

I hope the attached is acceptable to allow the application to be approved.

Many thanks

Regards

Darren Schofield
Technical Manager

01425 477666

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