

Andy Watt

From: [REDACTED]
Sent: 20 January 2025 18:46
To: Terry R
Subject: RE: FAO: Mr Andy Miles - Drawing Request

Hi Terence,

As discussed, we have not provided this plan due to the commitment from the retailer to service the site to / from the westerly direction, only. We therefore do not want to mislead by putting out information that could be misinterpreted.

We accept that road works / temporary diversions can and do occur, and the operator and their delivery drivers will follow the recommended diversions at that time.

What is important to note is that the access is situated at a perpendicular alignment to Copthorne Bank which is the same width both sides of the site access. Therefore, there is no reason why coming from the east, the delivery vehicle would not be able to make the same manoeuvres as shown occurring from the west.

As I continue to reiterate, this is however not the intended route.

Regards,

[REDACTED]

Sent: 19 January 2025 11:42

[REDACTED]
Subject: FW: FAO: Mr Andy Miles - Drawing Request

Dear Andy,

Would you kindly inform me if the drawing requested within my email below will be progressed or not.

Regards.

Terence

[REDACTED]

Sent: 14 January 2025 12:26

[REDACTED]
Subject: FW: FAO: Mr Andy Miles - Drawing Request

Good afternoon Andy,

I trust you accept the inability of delivery vehicles to be driven to the site entrance via Brookhill Road 365 days a year.

That being the reason for my request for an ADL drawing to be provided and illustrating delivery vehicle entry and egress route to and from the site car park following their being driven towards the site in a westerly direction on Copthorne Bank.

Looking forward to hearing from you at your earliest convenience.

Regards,

[REDACTED]
[REDACTED]

Sent: 09 January 2025 16:41
[REDACTED]

Subject: RE: FAO: Mr Andy Miles - Drawing Request

Dear Andy,

I trust the recent past and present Bristol region weather conditions have not caused you any problems personally, although I note that Met Office 'Yellow / Amber' warning have been issued for the Bristol region in the immediate future.

With regards the present Copthorne weather and content of your email below, I would inform you the following information.

Shipley Bridge Lane:

Due to road closure, buses are presently being diverted to and from Copthorne via Brookhill Road.

At the time of writing this email, northbound driving on Brookhill Road to Shipley Bridge Lane is not possible due to Shipley Bridge Lane being closed to all vehicles in order for electrical utility repair works to be carried out.

For your awareness, Shipley Bridge Lane is very well known to be frequently flooded and not passable, as is Antlands Lane as I write this email.

Brookhill Road:

Vehicles were at times having difficulty yesterday ascending the northbound roadway incline local to the Prince Albert due to snow and ice weather conditions.

It is a matter of record that during 2024, the road was closed by the police due to vehicles colliding at its junction with Church Lane, also, fortunately after school children and parents had safely crossed Brookhill Road from east to west, the school crossing patrol 'lollipop' man was taken to hospital after being struck by a southbound car.

Despite a vehicle activated 30 MPH sign being erected, speeding vehicles are constantly reported by Brookhill Road residents with pedestrian traffic lights and traffic calming measures being put in place being requested.

Also during 2024, Brookhill Road had restricted width, and on some occasion, complete closure, due to roadway resurfacing works, pot hole repair works, and utility service repair works.

Brookhill Road is also closed for the annual Copthorne Carnival which includes a procession of village residents and children on this road.

Brookhill Road frequently suffers congestion due to delays caused by accidents and / or east bound congestion towards the Dukes Head roundabout on the A264.

The planned delivery route of delivery vehicles be routed to / from the west only, taking the most direct route to / from the strategic road network, does not reflect the Brookhill Road used route being available at all times, day or night, summer or winter.

Planned Delivery Route:

Due total road closures, traffic congestion, or prevailing weather conditions, and attempts to comply with planned delivery schedules, drivers cannot be 'duty bound' to access or depart the site via Brookhill Road, nor I would suggest, will every driver from every Tesco Express or Prince Albert supplier be guaranteed to be aware of delivery route detailed contained in the ADL advised traffic and transport report to Westcoast Developments.

If drivers are aware of their planned route being to / from the west only, they cannot be enforced to comply.

Accordingly, with the benefit of my providing the above information, and the potential need for a delivery driver being forced to take a differing instructed route due to circumstances beyond their control, I respectfully request an ADL drawing be provided to illustrate all delivery vehicle drivers, their entry and egress from the site car park when driving in a westerly direction along Copthorne Bank toward the Brookhill Road / Shipley Bridge junction.

Regards,

Sent: 08 January 2025 10:01

Subject: RE: FAO: Mr Andy Miles - Drawing Request

Morning Terence,

Apologies for the delay in responding.

That plan has not been provided, because the delivery vehicles will be routing to / from the west, only, taking the most direct route to / from the strategic road network.

We also note the sign at the entry to Copthorne Bank from Antlands Lane (B2037) which states 'Not Suitable for Heavy Goods Vehicles'.

Regards,



Sent: 08 January 2025 09:58

Subject: FW: FAO: Mr Andy Miles - Drawing Request

Good morning Andy,

Trusting this email finds you well.

I would appreciate your responding to my email below at your earliest convenience.

Regards,

Terence

Sent: 06 January 2025 13:10

Subject: RE: FAO: Mr Andy Miles - Drawing Request

Dear Andy,

Thank you for your email below.

I now fully understand the drawing illustrates a delivery vehicle site entry from a westerly direction on Copthorne Bank, turning right into the car park area, and its subsequent exit turning left towards the Copthorne Bank, Brookhill Road, Shipley Bridge Lane junction.

However, I trust will agree, the route of a delivery vehicle approaching from an easterly direction on Copthorne Bank, turning left into the car park area, and subsequent its site exit turning right on Copthorne Bank, is not illustrated.

If a such drawing of the alternative Copthorne Bank entry / exit routes exist, I would be most grateful for your organising a copy being provided to me.

Regards,

Terence

Sent: 06 January 2025 09:56

Subject: RE: FAO: Mr Andy Miles - Drawing Request

Good morning Terence,

Sorry that it is not clear on the drawing, but the vehicle tracking drawing 'Appendix DMP 1.0' shows the in and the out.

The delivery vehicle will route to / from the site from the westerly direction taking the most direct route to / from the strategic road network, and hence the vehicle tracking shows the right-turn in to the site, entry to the delivery bay in a forward gear, and then a reverse and exit from the site in a forward gear, turning left out of the site.

I hope this is clear. Any other questions, I'll be happy to answer.

Regards,

Andy Miles | Associate Transport Planner



Sent: 04 January 2025 17:38

Subject: FAO: Mr Andy Miles - Drawing Request

Dear Mr Miles,

I refer you to the ADL Traffic & Highways 'Transport Statement', dated 20 December 2024, relating to the Westcoast Developments planning application to Mid Sussex District Council, reference DM/24/2957.

The 'Transport Statement' included the drawing 'Vehicle Tracking Delivery Vehicle' - DMP 1.0, and detailed the site entry routes of delivery vehicles to the shared retail outlet and Prince Albert delivery bay.

Should a drawing exist of the delivery vehicle routes from the delivery bay, and their exits either right of left on Copthorne Bank exist, I would be very obliged for you to organise a copy to be provided to myself via post or emailed attachment.

Regards

34 Calluna Drive
Copthorne
West Sussex
RH10 3XF

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