

[REDACTED]

From: Lawrence Stringer [REDACTED]
Sent: 22 December 2016 12:45
To: Jamie Brown
Cc: T Croucher; Claire Potts
Subject: RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Dear Jamie,

Following your initial highway comments on the improvements proposed for the above development, I have now updated the drawings.

For clarification, the changes include:

1. Demonstrating that the proposed RTL at Orchard Gardens can easily connect to the RTL proposed as part of the Hook Lane approved application;
2. Accommodating the relocated bus stop and shelter;
3. Demonstrating refuse vehicle turning within the site

The above shows that the two RTL's will simply join with central hatching rather than a taper as is the case in urban situations. This change is not considered to warrant the need for a new RSA1.

I also attach the completed Departure from Standards form.

I hope the above information addresses your concerns.

I look forward to hearing from you.

Thanks,

Lawrence



Lawrence Stringer CEng MCiHT MRTPI
Director



Consulting Engineers



Drainage - Flood Risk - Highways - Transport

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From: Jamie Brown

Sent: 24 November 2016 10:38

To: Lawrence Stringer

Subject: RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Morning Lawrence,

Thanks for the email. The docs are available through ADC's website, I understand the final versions are contained within the S106 Agreement section under the planning number quoted in my response. I can confirm that a S278 has not been submitted at the time of writing, although I gather that this will be being submitted soon.

Hope this is of assistance.

Cheers,

Jamie

[REDACTED]

From: Lawrence Stringer [REDACTED]
Sent: 23 November 2016 15:11
To: Jamie Brown
Subject: FW: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Jamie,

Thanks for your comments on this one.

Do you have a copy of the latest layout drawing of the improvements or will it be the same as what was submitted at the planning application stage?

Who's dealing with the s278?

Thanks,

Lawrence

[REDACTED]

Lawrence Stringer CEng MCIHT MRTPI
Director



Consulting Engineers

[REDACTED]

Drainage - Flood Risk - Highways - Transport

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From: T Croucher [REDACTED]
Sent: 23 November 2016 15:01
To: Lawrence Stringer [REDACTED]
Subject: Fw: AL/111/16-OUT Land East of Orchard Gardens Woodgate

From: Claire Potts [REDACTED]
Sent: 22 November 2016 12:15
To: 'T Croucher'
Subject: RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Dear Mr/Ms Croucher,

The consultee responses have started to be returned now for the above application and they are raising the following issues:

Ecology – objection based on lack of reptile surveys (which need to be undertaken in either April, May and Sept).

WSCC Lead Local Flood Authority – ‘Advice’ and ‘More’ information – Insufficient information to comment on the proposed drainage strategy – limited information in the Flood Risk Assessment

WSCC Highways – see attached - Objection ‘Given the points raised above the LHA does not at this stage have sufficient information to provide a recommendation for this application. The applicant will need to revise the proposals paying attention to the points raised above relating to the previously agreed highway improvement works.’

Based on the above and in particular the timing of the reptile surveys, I recommend that the application is withdrawn in order for the additional information to be compiled and the surveys carried out. If you do not wish to withdraw the application then I will be looking to recommend refusal based on a lack of information to determine the application. There may be other information required as further consultee responses are received.

As part of the proposed strategic allocation at Barnham/ Eastergate/ Westergate the Council are setting up a local advisory group which will act as a forum for discussion with site promoters and the local community. The first meeting will be on 28 November at 6pm in Committee Room 1 at Arun Civic Centre in Littlehampton. As you are

not part of the wider Consortium for the site, but are representing the landowners for the land east of Orchard Gardens, I would like to invite you to attend the meeting. The agenda includes an update on current applications.

The land East of Orchard Gardens needs to be seen in the context of the wider site and not just as a stand-alone proposal. It will be difficult for us to progress a decision on this site without an understanding of how it will fit with the emerging masterplan for the wider strategic site.

I don't have a contact number on the file so I'm not able to phone you to discuss these issues. Please feel free to contact me using the details below to further discuss any of the above and please let me know as soon as possible if you are able to attend the meeting on the 28th November.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: T Croucher [REDACTED]
Sent: 15 November 2016 08:44
To: Claire Potts
Subject: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Dear Ms Potts

We are a little concerned to note that there is no sign on the application web page that the statutory consultation letters have been sent out. We hope these have gone out, or will do so very shortly, to reduce the risk of delaying the application.

Yours sincerely

Tcplanning

<http://www.arun.gov.uk>

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