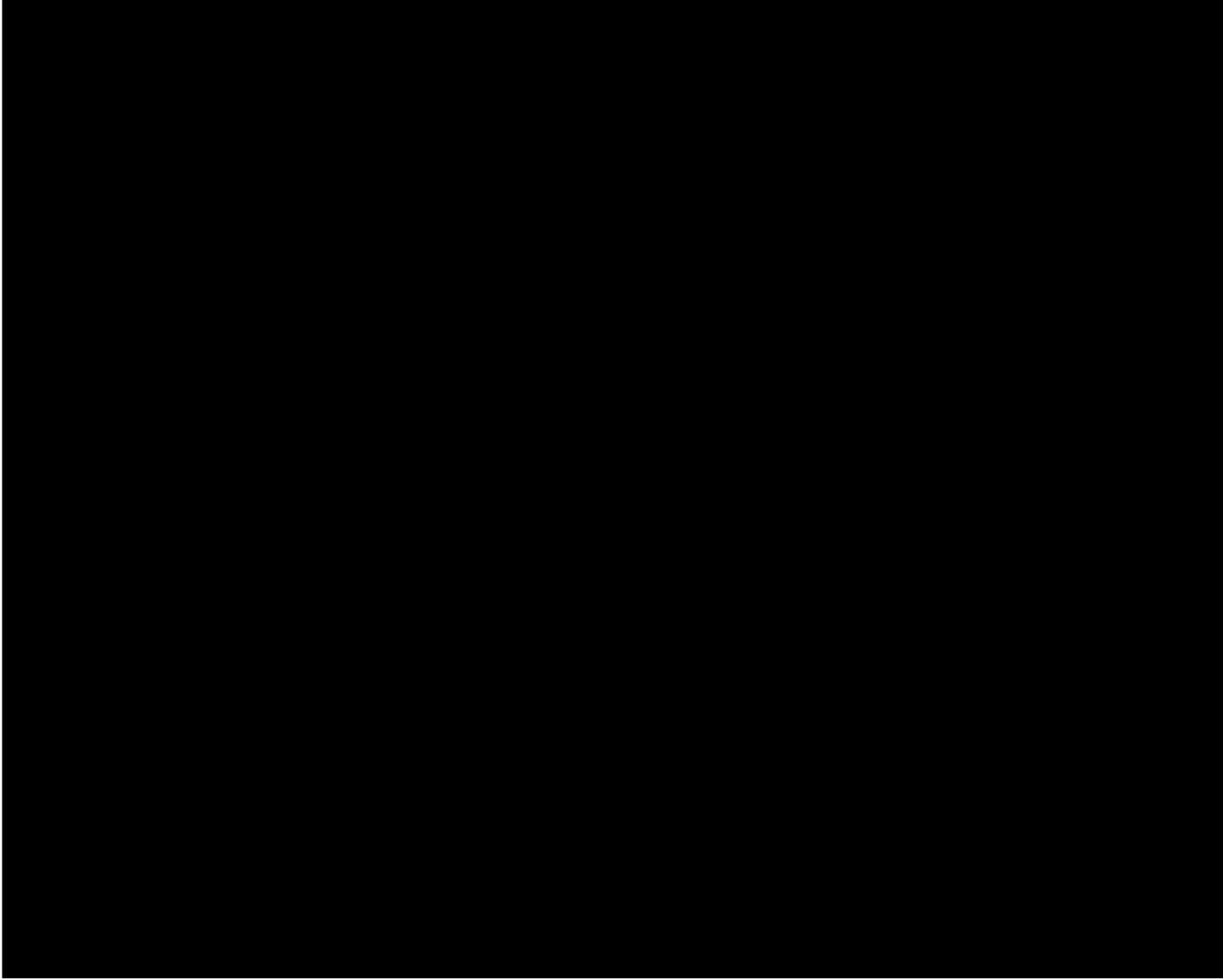




---

**From:** Lawrence Stringer [REDACTED]  
**Sent:** 01 March 2017 11:41  
**To:** Claire Potts  
**Cc:** Jamie Brown; david loosley  
**Subject:** AL/111/16-OUT Land East of Orchard Gardens Woodgate  
**Importance:** High

Claire,

Please can you urgently confirm that these updated drawings have been uploaded to the planning portal?

Thanks,

Lawrence



Lawrence Stringer CEng MCIHT MRTPI  
Director

Consulting Engineers

## Drainage - Flood Risk - Highways - Transport

---

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192991, VAT Registration No. 777 5043 04.

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



### PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

---

**From:** Lawrence Stringer

**Sent:** 09 February 2017 16:43

**To:** Jamie Brown <[jamie.brown@westsussex.gov.uk](mailto:jamie.brown@westsussex.gov.uk)>

**Cc:** [claire.potts@arun.gov.uk](mailto:claire.potts@arun.gov.uk)

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

Jamie,

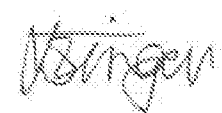
I attach an updated drawing and additional comments from the RSA1 auditor on the updated plans.

This should cover all of the queries you have raised.

Please can you review and get back to me as soon as possible?

Thanks,

Lawrence



**Lawrence Stringer** CEng MCIHT MRTPI  
Director



Consulting Engineers

## Drainage - Flood Risk - Highways - Transport

---

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192991, VAT Registration No. 777 5043 04.

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



### PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

---

**From:** Jamie Brown [REDACTED]  
**Sent:** 03 February 2017 11:58  
**To:** Lawrence Stringer <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Hi Lawrence,

Thank you for the confirmation on the RSA, I don't think another needs to be undertaken. If we are able to agree on the revisions I would just ask that the Auditor views the modifications and is satisfied that the changes do not make any difference to the comments previously offered.

Let me know how the investigations go on the 3.5 metre central island.

Regards,

Jamie

---

**From:** Lawrence Stringer [REDACTED]  
**Sent:** 03 February 2017 11:26  
**To:** Jamie Brown  
**Cc:** [REDACTED]  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Jamie,

Thank you for your additional comments.

On the central lane width, I note that the A29 is an advisory lorry route, but I would argue that the number of times that a lorry is turning into the site is very low indeed. Usually this would be once a week for refuse collection. Given a refuse vehicle is around 2.4m wide, then 3m would seem to be adequate allowing for clearances. Clearly the right turn lane is a significant improvement on the current situation which is to the benefit of all road users. However, I will investigate whether a 3.5m central island is achievable.

On the bus shelter, I would propose this to be a wooden cantilever type shelter. However, this is required due to the Hook Lane development so I would see that as a requirement on the developer of that site. Clearly there will need to be some co-ordination depending on who comes forward first.

On the RSA1, I confirm that this was undertaken on the original layout 5919/100. Are you wanting a further RSA1 undertaken?

Thanks,

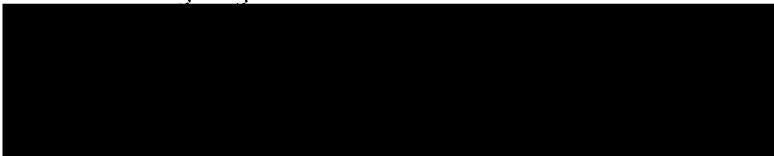
Lawrence



**Lawrence Stringer** CEng MCIHT MRTPI  
Director



Consulting Engineers



Drainage - Flood Risk - Highways - Transport

---

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192591, VAT Registration No. 777 5043 04.

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

---

**From:** Jamie Brown [REDACTED]  
**Sent:** 31 January 2017 12:03  
**To:** Lawrence Stringer [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Hi Lawrence,

Thank you for the revised plan.

We accept the visibility splays from Orchard Gardens onto the A29, thank you for confirming this. We do still have concerns over the refuse vehicle using the right turn lane turning right into Orchard Gardens. We have tracked the drawings and it would appear there is now an overhang of the front of the vehicle in the southbound carriageway. Given that the A29 is a Local advisory lorry network which has a high proportion of traffic throughout the day we cannot accept a 3.0 metre waiting lane as a Departure From Standards. The lane needs to be widened to 3.5 metres to alleviate this issue. It might be worth investigating the possibility of widening the carriageway to the east which does appear to form part of the publicly maintained highway. Thank you for the confirmation of the bus shelter, to check is it a cantilever shelter or a wooden shelter like what is currently in place? If the former I have no concerns but with the latter I think we need to be certain there are no loss of visibility to other properties accesses. Finally the RSA I assume was undertaken with the drawing number 5919/100.

I look forward to hearing back from you.

Cheers,

Jamie

[REDACTED]

---

**From:** Lawrence Stringer [REDACTED]  
**Sent:** 26 January 2017 10:36  
**To:** Jamie Brown  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Jamie,

Thank you for your email and comments.

I attach an updated layout drawing and I have responded to the comments as follows:

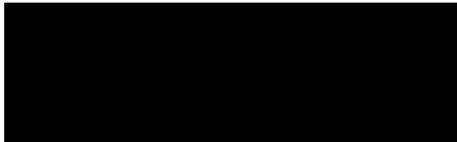
- **Pedestrian Links** - The vehicle crossovers are indicated on the layout drawing. There are no conflicts with pedestrian crossing points.
- **Swept Path Diagrams and RTL** – We have amended the layout to accommodate the refuse vehicle turning manoeuvres which now do not affect the adjoining running lane.
- **Alignment of RTL** - The southbound carriageway taper has been adjusted to allow for a 1 in 20 tapers.
- **Bus Shelter**-The bus shelter position as indicated does not affect visibility from either junction.
- **Visibility Splays at Junction with Orchard Gardens** – Whilst I disagree with the need to provide any greater set back distance than 2.4m, we have amended the plan to show a 3.0 metre 'X' distance by 43 metre visibility splay.

The RSA1 was undertaken on the RTL for Orchard Gardens.

I hope this addresses your concerns. I look forward to hearing from you.

Thanks,

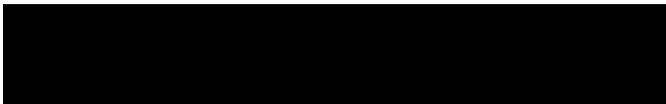
Lawrence



**Lawrence Stringer** CEng MCIHT MRTPI  
Director



Consulting Engineers



Drainage - Flood Risk - Highways - Transport

---

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192991, VAT Registration No. 777 5043 04.

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

---

**From:** Jamie Brown [REDACTED]  
**Sent:** 19 January 2017 13:28  
**To:** Lawrence Stringer [REDACTED]  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Hi Lawrence,

Thank you for the Design Statement. I have the following comments on the plans so far:

- **Pedestrian Links**-Where the pedestrian crossing is located, could the drawing be modified to demonstrate the access points of the adjacent properties on the road to the east and to ensure that there is no conflict.
- **Swept Path Diagrams and RTL**-The RTL needs to be widened to circa 3.5 metres and the accompanying swept path should not have overhang onto the A29, which at present it appears to do so.
- **Alignment of RTL**- The hatched taper is formed asymmetrically - the southbound carriageway taper is too abrupt at 1 in 13.5. The alignment should be made suitable either by using compliant 1 in 20 tapers or by introducing suitable radii for the design speed at the changes in direction.
- **Bus Shelter**-The bus shelter will have to be positioned accordingly to ensure it does not infringe on visibility immediately to the south.
- **Visibility Splays at Junction with Orchard Gardens**-We have assessed the proposals against TD42/95 'Geometric Design of Major/Minor Priority Junctions'. The 2.4 by 43 metre splay proposed at the junction of Orchard Gardens is a departure from standards. MfS states that full visibility is not required in low speed urban environments, this proposal is not considered to meet this criteria. In difficult circumstances, the 'x' distance may be taken as a relaxation from 9.0m to 4.5m for lightly trafficked simple junctions, and in exceptionally difficult circumstances, to 2.4m back from the nearer edge of the major road running carriageway. In this instance we would be satisfied with a 3.0 metre 'X' distance by 43 metre visibility splay as a compromise.
- **Stage 1 RSA**-Can you confirm which drawing number the RSA was undertaken with? It's unclear from the scan in on ADC's website.

Kind Regards,

Jamie

[REDACTED]

---

**From:** Lawrence Stringer [REDACTED]  
**Sent:** 16 January 2017 15:28  
**To:** Jamie Brown  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Jamie,

I attach the Design Statement form for your consideration.

I look forward to hearing from you.

Thanks,

Lawrence



**Lawrence Stringer** CEng MCiHT MRTPI  
Director



Consulting Engineers



Drainage - Flood Risk - Highways - Transport

---

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192991, VAT Registration No. 777 5043 04.

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

---

**From:** Jamie Brown [Redacted]  
**Sent:** 05 January 2017 15:32  
**To:** Lawrence Stringer [Redacted]  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Hi Lawrence,

I attached the document, this should be completed in conjunction with the DfS document which will make the checking process easier. Apologies if this was not set out previously.

Cheers,

Jamie

---

**From:** Lawrence Stringer [REDACTED]  
**Sent:** 04 January 2017 16:32  
**To:** Jamie Brown  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

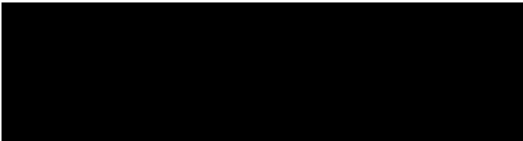
Jamie,

Happy New Year.

I completed the Departures from Standards document which is the only document you requested in your formal response. I assume that's it?

Thanks,

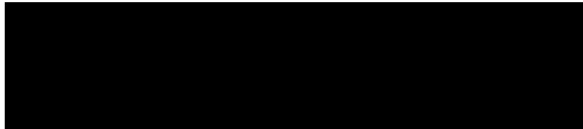
Lawrence



Lawrence Stringer CEng MCIHT MRTPI  
Director



Consulting Engineers



Drainage - Flood Risk - Highways - Transport

---

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192991, VAT Registration No. 777 5043 04.

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

---

**From:** Jamie Brown [REDACTED]  
**Sent:** 04 January 2017 13:44  
**To:** Lawrence Stringer [REDACTED]  
**Subject:** RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Hi Lawrence,

Happy New Year. Thank you for the information, could I ask if you have a copy of Design Audit undertaken please? Our engineer will want to see it when discussing the proposals.

Cheers,

Jamie

---

**From:** Lawrence Stringer [REDACTED]  
**Sent:** 22 December 2016 12:46  
**To:** Jamie Brown [REDACTED]  
**Cc:** T Croucher; [REDACTED]  
**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

[REDACTED]

Lawrence Stringer CEng MCIHT MRTPI  
Director



Consulting Engineers

[REDACTED]

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192591, VAT Registration No. 777 5043 04.

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



**PLEASE THINK GREEN: KEEP IT ON THE SCREEN**

Please consider the environment before printing this e-mail message

---

**From:** Jamie Brown [REDACTED]  
**Sent:** 24 November 2016 10:38  
**To:** Lawrence Stringer [REDACTED]  
**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

---

**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,

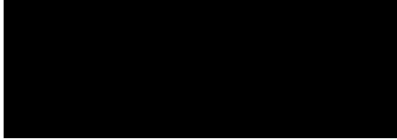
Thanks for your comments on this one.

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,

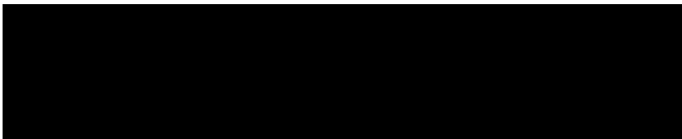
Lawrence



**Lawrence Stringer** CEng MCIHT MRTPI  
Director



Consulting Engineers



Drainage - Flood Risk - Highways - Transport

---

This e-mail and any attachment is intended for the named addressee(s) only, or person authorised to receive it on their behalf. The content should be treated as confidential and the recipient may not disclose this message or any attachment to anyone else without authorisation. Unauthorised use, copying or disclosure may be unlawful. If this transmission is received in error please notify the sender immediately and delete this message from your e-mail system. Any view expressed by the sender of this message or any attachment may be personal and may not represent the view held by the Company. All electronic transmissions to and from the Company are recorded and may be monitored. gta Civils Ltd, Registered in England No. 4192991, VAT Registration No. 777 5043 04

GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS



PLEASE THINK GREEN: KEEP IT ON THE SCREEN

Please consider the environment before printing this e-mail message

---

**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).

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

WSSC 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 28<sup>th</sup> 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](mailto:claire.potts@arun.gov.uk)

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

**From:** T Croucher [REDACTED]  
**Sent:** 15 November 2016 08:11  
**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>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.