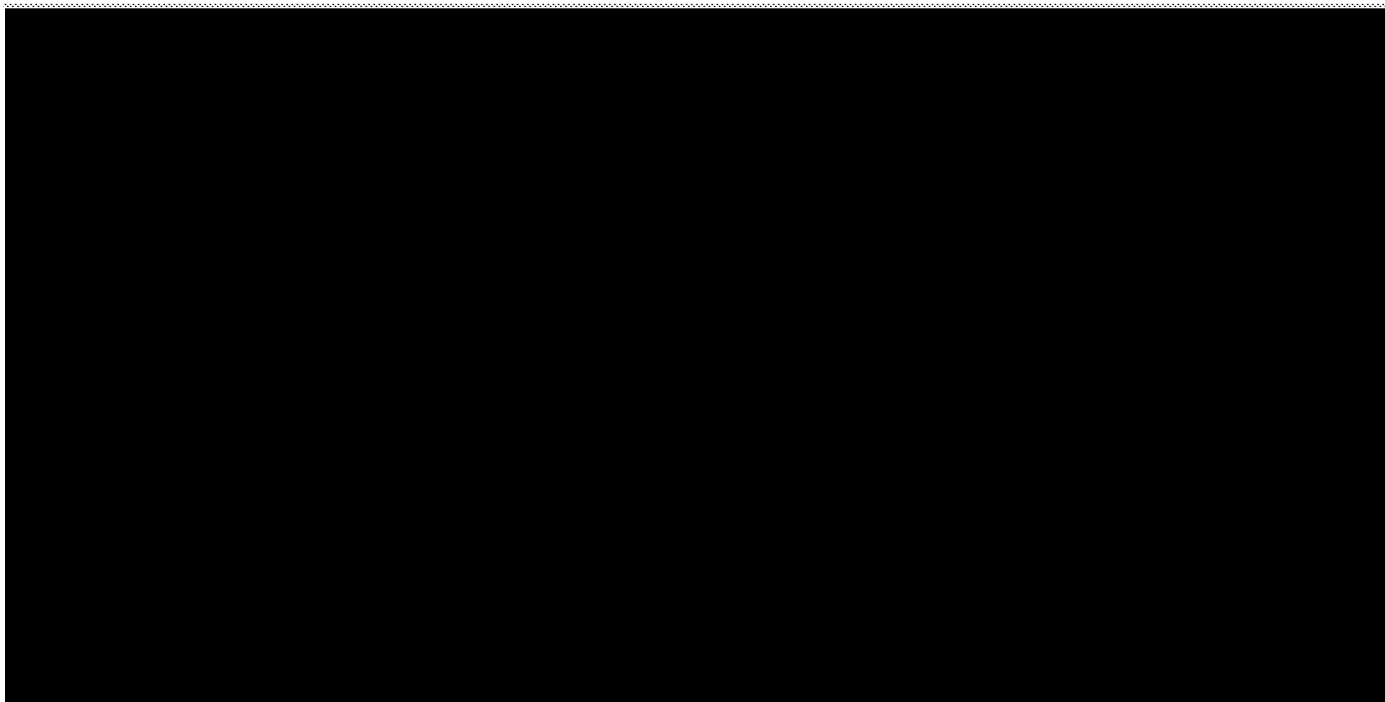
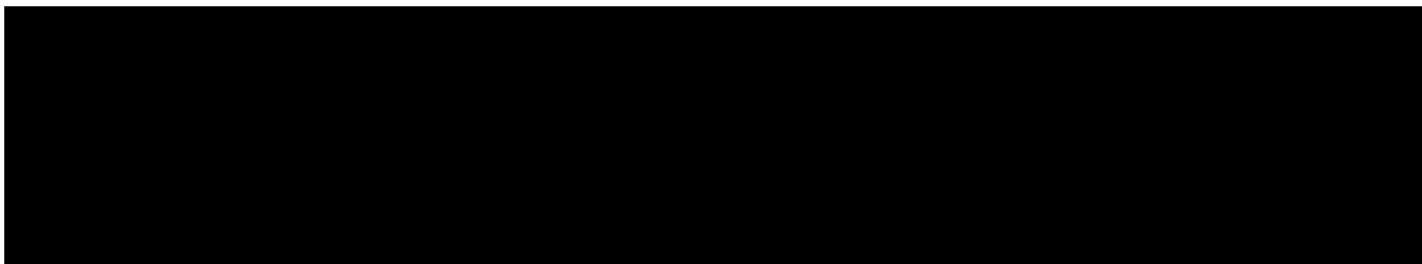




From: Bowie, David [REDACTED]
Sent: 04 August 2015 14:51
To: Mike Gibbs
Subject: RE: Follow up re HE holding objection. FW: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

Mike,

Sorry for the delay in response. It's not been easy to get to the bottom of this but I believe I am now in a position to advise accordingly.

Whilst I agree that the site was included within the local plan 2003 -11 and is now included within the current local plan under examination, I can't be absolutely sure that it was fully included within the modelling carried out for the local plan. It is my understanding that only the AM peak was modelled and therefore the PM peak will need to be considered. Our files do shown that there was communication between ourselves and the council and it appears we were talking about potential mitigations but it does not appear to have progressed beyond that point so again I can't be certain that it has been included within the improvements proposed as part of the plan.

Although there was a form of improvement proposed for Fontwell Roundabout this has design issues which would make it operationally unworkable, particularly for the type of development we are considering here, and I have advised your colleague Nicki Faulkner of our concerns in this

respect. I understand that the form of improvements to Fontwell are being reconsidered but have not had sight of the revision.

Notwithstanding this I can't be entirely sure when improvements to the critical junctions will be brought forward/require implementation to mitigate the effects of development. I therefore consider that it is important for the applicant to look at the wider distribution of the trips on the network and either demonstrate that the A27 junctions are able to manage with the increased demand or that mitigation measures are required. The assessment will need to be carried out for year of opening and as the local plan is in the public domain the assessment should also include up to the end of the plan 2031.

I have not received any communication from the applicants consultants but give you my assurance that I will work with them in order to resolve our concerns as swiftly as possible.

Regards

David

David Bowie

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highways.gov.uk>

From: Mike Gibbs [mailto:Mike.Gibbs@arun.gov.uk]

Sent: 30 July 2015 11:30

To: Bowie, David

Subject: FW: Follow up re HE holding objection. FW: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

David, Are your now able to respond.

Thanks

Mike Gibbs

From: Bowie, David [REDACTED]

Sent: 16 July 2015 14:27

To: Mike Gibbs

Cc: Cleaver, Elizabeth; Neil Crowther

Subject: RE: Follow up re HE holding objection. FW: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

Mike,

Thank you for the history and clarification, I'm checking our paper trail here to see where we got to. As soon as I have done that I will be in a position to advise you accordingly. Unfortunately, due to work load I won't be able to give you a formal response until middle of next week at the earliest so at this point the holding commentary will need to stand a little longer. I will endeavour to get you that response next week as soon as I can.

Regards

David

David Bowie

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Web: www.highwaysengland.co.uk

From: Mike Gibbs [<mailto:Mike.Gibbs@arun.gov.uk>]

Sent: 15 July 2015 10:21

To: Bowie, David

Cc: Cleaver, Elizabeth; Neil Crowther

Subject: Follow up re HE holding objection. FW: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

David,

To clarify, the application isn't a departure and should not have been advertised as such. The description has now been changed because the proposals are within the 2003 site 6 employment allocation. In any event, this is only a requirement of advertising the application and in no way affects the overall planning judgements that have to be made against all planning policy and material considerations.

In the light of this, does your holding commentary still stand.

Regards,

Mike Gibbs

From: Mike Gibbs

Sent: 14 July 2015 10:20

To: 'Bowie, David'

Neil Crowther

Subject: RE: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

David,

Reference the history and technical background, re Highways, for the Oldlands Farm site, the following is a summary.

- Oldlands Farm identified as an employment site in the Arun Local Plan (Adopted 2003) and is now included in the Enterprise Bognor Regis allocation in the Arun Local Plan 2011 - 2031 (Publication Version) recently submitted to PINS and now subject to examination in public. (Detail is here: <http://www.arun.gov.uk/local-plan-examination>). The site has been included in a number of strategic transport studies as the Local Plan has been prepared. The EIP is currently in abeyance, and subject to a procedural meeting with the Planning Inspector, additional work may be required on transport matters, primarily as a result of a higher housing

figure. WSP have been approached to do this work, as they carried out the original Local Plan study work on transport.

- Two parts of Oldlands Farm have consent for development – a hybrid industrial/retail consent and the Rolls Royce logistics centre. (Planning references: [BE/73/14/PL](#) and [BE/61/13/](#)) Details can be found here. (<http://www.arun.gov.uk/weekly-lists>). The applications are both supported by transport assessments.
- The District Council has prepared a Local Development Order for Enterprise Bognor Regis that includes the part of Oldlands Farm covered by the Hybrid application (minus the Rolls Royce planning permission) . This will be put out for public consultation from 23/07/2015, subject to Full Council on 15/07/2015. The detail can be found here (<http://www.arun.gov.uk/lido>). The LDO is supported by a transport assessment. Your colleagues Elizabeth Cleaver and Peter Philips have been engaged as the LDO and transport assessment has been prepared.
- The consultation responses to AL/58/15/OUT are published on the Council's web site and no doubt the applicant/agent is aware of your concerns.
- Once you have had an opportunity to review the situation it may be necessary to look at how the application can be progressed taking account of any outstanding concerns from Highways England. No doubt a co-ordinated approach with WSCC would be useful.
- Please advise as soon as possible so that matters can be resolved, given that the principle of development on this site has been long established.

Regards,

Mike Gibbs.

For Neil Crowther.

From: Bowie, David [REDACTED]
Sent: 09 July 2015 16:57
To: Mike Gibbs
Cc: Cleaver, Elizabeth; Nicki Faulkner
Subject: RE: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

Dear Mike,

Sorry I missed your calls, I was interested to understand what had previously been agreed on Oldlands Farm? I have raised concerns that the traffic generation of the site may well have implications to the operation of the SRN particularly as the Bognor Road junction with the A27, as you probably know, is very sensitive to even the slightest amount of additional traffic.

I've email Nicki to see if we can arrange a telephone meeting next Tuesday afternoon to discuss the Local Plan matters.

Regards

David

David Bowie

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Web: www.highwaysengland.co.uk

From: Mike Gibbs [<mailto:Mike.Gibbs@arun.gov.uk>]
Sent: 09 July 2015 14:12

To: Bowie, David
Cc: Cleaver, Elizabeth; Nicki Faulkner
Subject: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

David,

Neil Crowther asked me to ring you re AL/58/15/OUT Oldlands Farm..
Tried yesterday and today.
Out of office from 3.00 pm today. Back in next Tuesday.

RE ALP – Transport Study – Revised Brief. Nicki Faulkner keen to have your feedback/agreement asap – before EIP Procedure meeting on 16/07 would be good.

Regards,

Mike Gibbs

01903 737789

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