

Mike Gibbs

From: Mike Gibbs
Sent: 15 July 2015 10:21
To: david.bowie@highwaysengland.co.uk
Cc: Elizabeth.Cleaver@highwaysengland.co.uk; 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 10:22
To: 'peter.phillips@highwaysengland.co.uk'
Subject: FW: AL/58/15/OUT Oldlands Farm. Plus Arun LP Transport Scope of work.

From: Mike Gibbs
Sent: 14 July 2015 10:20
To: 'Bowie, David'
Cc: Cleaver, Elizabeth; Nicki Faulkner; Peter.Phillips@highways.gsi.gov.uk; 'peter.phillips@highwaysengland.co.uk'; 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/ldo>). 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 [<mailto:David.Bowie@highwaysengland.co.uk>]

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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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,