

Karen Parsons

From: Claire Potts
Sent: 24 September 2018 09:39
To: Karen Parsons
Subject: FW: A/23/15/OUT and A/11/17/OUT

Follow Up Flag: Follow up
Flag Status: Flagged

Karen,

Please could you upload the EoTs as it doesn't seem to have been done.

Thanks

Claire

Claire Potts BSc MSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, 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

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From: Claire Potts
Sent: 28 August 2018 11:54
To: Planning.Responses
Subject: FW: A/23/15/OUT and A/11/17/OUT

Please could the following EOTs be uploaded to the files:

A/23/15/OUT – 5th October

A/11/17/OUT – 15th November

Thanks

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Edward Ledwidge [REDACTED]
Sent: 28 August 2018 11:46
To: Claire Potts
Subject: RE: A/23/15/OUT and A/11/17/OUT

Thanks

EOTs confirmed.

Have solicitor been instructed on the S106?

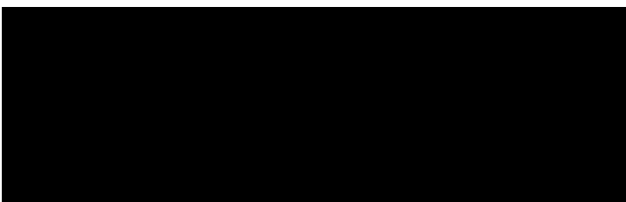
Look forward to hearing from you on access changes.

Regards

Ed

Edward Ledwidge MRTPI
Partner

Montagu Evans LLP
5 Bolton Street, London W1J 8BA



From: Claire Potts [mailto:Claire.Potts@arun.gov.uk]
Sent: 28 August 2018 11:44
To: Edward Ledwidge [redacted]
Subject: RE: A/23/15/OUT and A/11/17/OUT

Edward,

I appreciate your position on the second application A/11/17/OUT. If you could agree an extension of time for A/23/15/OUT until 5th October to allow it go to the 3rd October Committee. If you could agree an extension for A/11/17/OUT, until after the 14th November Committee, then this will allow time to discuss the application after the resolution on A/23/15/OUT and A/83/18/RES in October. In relation to your comments on the latter application, we're discussing them with WSCC and the applicant. Some of them may be able to be resolved at the detailed design stage.

Kind regards

Claire

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From: Edward Ledwidge [mailto:edward.ledwidge@montagu-evans.co.uk]
Sent: 28 August 2018 09:44

To: Claire Potts
Subject: RE: A/23/15/OUT

Thanks Claire

We would prefer that the application is not refused but perhaps we can discuss following committee resolution.

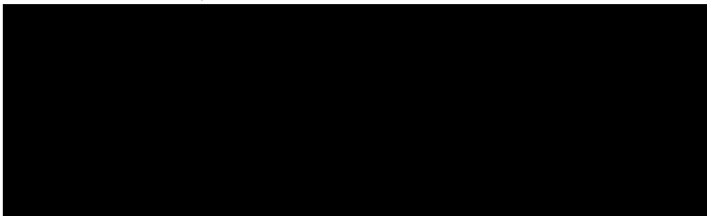
In any event there would need to be adjustments to the roundabout design in order to ensure that it could adequately serve the A/23/15/OUT scheme. Presumably this would mean that Oct committee is most likely for both?

Regards

Edward

Edward Ledwidge MRTPI
Partner

Montagu Evans LLP
5 Bolton Street, London W1J 8BA



From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]
Sent: 20 August 2018 09:14
To: Edward Ledwidge [REDACTED]
Subject: RE: A/23/15/OUT

Edward,

Thank you for the comments below – we'll review them and decide on the impact on the access application. Are you submitting them as formal comments on the application A/83/18/RES?

If the A/83/18/RES application goes to Sept committee and is approved, then we will be seeking revised highway authority comments on A/11/17/OUT and it is likely that we would be recommending refusal of A/11/17/OUT due to the incompatibility of the two accesses onto the A259, unless it is withdrawn.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Edward Ledwidge [REDACTED]
Sent: 17 August 2018 17:00
To: Claire Potts
Cc: Paul McLaughlin
Subject: Re: A/23/15/OUT

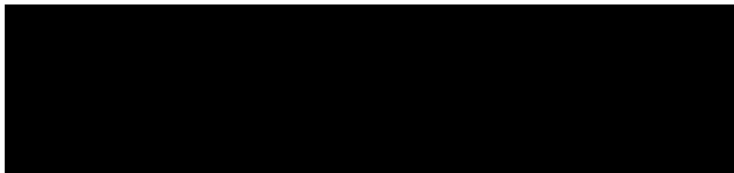
We have reviewed our layout plan REDW-3167-135 against the Mayer Brown layout SPRUST(BROOK LANE).1/10 – Rev D. We went through lengthy process of design and safety audit to get our access approved by WSCC. These approvals have been taken into account by our latest layout. Comments on the MB layout are as follows:

1. The layout is not shown on a topographical survey base. It should include a survey base to show it can work on the ground
 2. The layout needs to show how it ties in with the A259 along the full frontage on a survey base. Both tie-ins at each end are missing. Our layout includes these tie-ins which are approved by WSCC
 3. The layout does not show our development proposals
 4. The Layout's entry width off the A259 is too narrow for articulated lorries to enter the site and turn into our access road
 5. The Layout's exit width onto the A259 is too narrow for articulated lorries
 6. The layout entry design criteria for the acceleration lane onto the A259 does not comply with standards. We had a lot of discussion with WSCC concerning this before our layout was acceptable to them
 7. The layout does not allow for the site footway cycleway island crossing to the east of the mini roundabout. This island should be 2.5m wide at least, the island shown is 1.5m at its widest point
 8. The layout shows an access road width to their site of 5m. This is too narrow at the entry to the roundabout as buses passing or a bus passing an HGV would block each other. Our layout slightly widens the road to 6.75m
 9. Has the layout received technical approval from WSCC? Can you confirm the status of the plan
- We are unable to mirror the MB design due to the deficiencies outlined above. The vast majority of our layout is already approved by WSCC and we suggest that the applicant should follow our lead on this.

Look forward to hearing from you.

Regards

Edward Ledwidge MRTPI
Partner
Montagu Evans LLP



----- Original message -----

From: Edward Ledwidge [REDACTED]
Date: 15/08/2018 10:04 (GMT+00:00)
To: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: A/23/15/OUT

Claire

As discussed, please find attached a revised proposal for the site access which we believe is similar to that proposed under application A/83/18/RES albeit with a spur proposed to my clients land to the west. We are just getting Redwood Partnership to compare it to the latest revised plan (1/10D).

We have also re-numbered the cycleway improvements plan further to the east as the previously submitted plan referred to now superseded drawings. The re-numbered plan REDW-3167-136 also refers to plan REDW-3167-130-A which are cycleway cross sections which has already been submitted and has not changed (attached again). I trust this is clear

Furthermore I confirm that my client has agreed to add the £75,000 5 year contribution to the bus service in Rustington. Perhaps your legal team would amend the S106 accordingly and send to Chris at CDP

[REDACTED] As discussed we will work towards completing the S106 before the application is presented back to the planning committee.

Finally, in relation to the revised NPPF we do not consider that the changes have materially changed the basis on which the application has been assessed to date. Clarification in respect of the "availability" of sequentially preferable sites does not alter the analysis in this case as it is acknowledged that the former Waitrose unit is available. Furthermore, the revised NPPF, as before, acknowledges the central statutory framework in respect of planning decisions to be Section 38(6) Planning and Compulsory Purchase Act 2004. The material considerations in this case have been deemed by the Committee to outweigh the provisions of the Development Plan and the NPPF in respect of the sequential test. Accordingly a decision by Members to approve planning permission would be both lawful and appropriate as a matter of planning judgement.

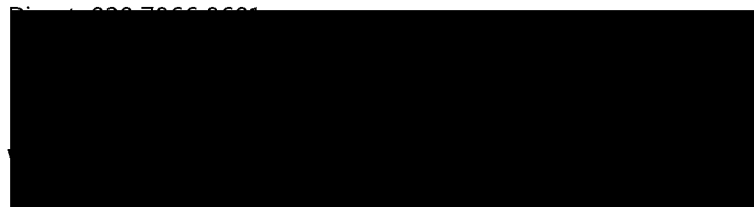
Look forward to discussing again with you shortly.

Regards

Edward

Edward Ledwidge MPTI
Partner

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5 Bolton Street, London W1J 8BA



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