

Please upload email as index sheet 2 to A/36/18/OUT

From: Anita Gardner
Sent: 10 July 2018 09:56
To: Planning.Responses
Subject: FW: 2017-084 Angmering, Arundel Road - Planning Application

Please treat as substitute plans

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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Save the environment - think before you print.

From: [REDACTED]
Sent: 10 July 2018 08:26
To: Anita Gardner
Cc: Jack Murphy; John MacKenzie
Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Hi Anita,

As promised, and apologies for it being later than originally expected, I attach the updated Transport Assessment and Travel Plan.

File "2018.07.10 Transport Assessment" replaces "20 Transport Assessment" and;
File "2018.07.10 Travel Plan" replaces "21 Travel Plan"

I believe this is everything we've promised to get over to you, but please let me know if I've missed anything or if there's any new responses that have been received that we may not have seen and that require a response. As before, we're more than happy to come to your offices to discuss our proposals if you feel it would be beneficial.

Many thanks,

Steve

From: Steve Barker
Sent: 09 July 2018 11:54
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Hi Anita,

Apologies for the confusion. I'll try to explain how the files should be dealt with, be that a replacement of an existing submitted file or a new report:-

2018.07.02 Ball Strike	New report	
2018.07.02 Ecology	Replaces	09 Ecology Impact Assessment
2018.07.02 Noise Assessment	Replaces	19 Noise Assessment
2018.07.04 CONFIDENTIAL Badger Report	New report	
2018.07.04 DFP	Replaces	03 Development Framework Plan
2018.07.04 Ecological Mitigation	Replaces	10 Ecology Mitigation
2018.07.04 Tree Survey & AIA	Replaces	11 Arboricultural Assessment

I'm hoping this clarifies, but please let me know if there's anything still unclear. Additionally, I'm still hoping to be able to get the Transport reports to you soon.

Thanks,
Steve

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 05 July 2018 10:40
To: [REDACTED]
Subject: FW: 2017-084 Angmering, Arundel Road - Planning Application

Dear Mr Barker,
Please can you confirm which document references supersede which so that they can be indexed accordingly?
Regards
Anita Gardner

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From: Steve Barker [mailto:]
Sent: 04 July 2018 13:52
To: Anita Gardner
Cc: Karen Garner; John MacKenzie; Jack Murphy
Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Hi Anita,

Having reviewed what I sent over with my planning colleagues it has become apparent I should have included more updated reports to you for consideration.

I now provide you with:-
Ecological Mitigation report
Arboricultural Impact Assessment and tree survey
Updated Development Framework plan taking into account ecological constraints
CONFIDENTIAL Badger report

As previously mentioned, should you require anything else, or think a meeting is beneficial please let me know.

Kind regards,
Steve

From: Steve Barker
Sent: 02 July 2018 17:41
To: Anita.Gardner@arun.gov.uk

Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Hi Anita,

Re: A/36/18/OUT – Arundel Road, Angmering

Please find attached reports in relation to ecology, noise and ball strike. I've been promised a response in relation to Highways matters to be with me by the end of this week which I'll forward.

If there's anything I've missed, or that has arisen recently that needs our attention please let me know and I'll get straight onto it. Again, as before if you feel a meeting would be beneficial please let me know and we can arrange to visit your offices.

Kind regards,
Steve

From: Jack Murphy
Sent: 13 June 2018 15:00
To: Anita.Gardner@arun.gov.uk

Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application
Importance: High

Dear Anita,

Following on from my colleague Steve's email below I can provide an update that we have been able to obtain the details our consultant required to update the TA. We expect that the updated TA will be in a position to send across to you within the next 3 weeks or so.
We have also asked our noise consultants to carry out some additional surveys and provide an updated report in response to the latest consultee response from the EHO. The updated ecology reports (including additional surveys) and the ball-strike assessment should also be in a position to send across to you shortly.

However, we note that the determination deadline for the above application is currently set as 19th June (next Tuesday.) Can you please confirm if you would be happy to extend the target determination date to 8th

August 2018. Taking a look at the upcoming Development Control committee dates it does not seem likely that you will have all the information required to write your Officer's Report in time for the July committee.

It would be greatly appreciated if you could get back in touch and confirm that this is acceptable as soon as possible.

Thank you,
Kind regards,

Jack

Jack Murphy MRTPI
Planner
Gladman Developments

From: Steve Barker
Sent: 04 June 2018 13:09
To: Anita.Gardner@arun.gov.uk

Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Hi Anita,

Just a brief update on progress.

Our ecologists have promised to have a full updated report to us for issue to you by 15th June.

The Highways response has ground to a complete halt due to annual leave of the County Council Officer. Our consultant was asked to consider some additional committed development (land north of south of Water Lane). The scanned TA for this scheme on the planning portal is very poor and some of the traffic figures are difficult to read and some figures missing. They were also asked to undertake an assessment of the A27 roundabouts but one is due to be improved as part of the Stage 3 Arun Transport Study and although we've been provided a link to the drawing showing the improvements, our consultant cannot access the actual ARCADY model. Our consultant has been advised to use an agreed traffic model from another TA to model the Water Lane/High Street junction but the full output was not provided although it says in that TA the model has been provided in electronic format – the County Council Officer said he was going to see if they had this or could provide the full output. As you can see, we're trying our best to resolve this but don't yet have everything we need from the County Council. If there's anything you can do to unlock this with the County Council it would be greatly appreciated.

The ball-strike risk assessment is due to be returned to us around 22nd June so we'll get this through as soon as we get it.

Additionally, we've seen a noise response from the EHO and will be providing a response in relation to this.

I also need to make you aware I'm on annual leave from this coming Friday (8th June) and returning on 2nd July. My colleagues Jack and John will be able to respond during this time and I'd ask for any correspondence to be addressed to them, or the [REDACTED] email address.

Kind regards,
Steve

From: Jack Murphy
Sent: 08 May 2018 13:09
To: Anita.Gardner@arun.gov.uk

Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Dear Anita,

Further to my colleague Steve's email below, please find attached to this email our consultant response to the comments made by Southern Water.

Please do not hesitate to get in touch if you have any queries.

Many thanks,

Kind regards,

Jack Murphy

Jack Murphy MRTPI
Planner
Gladman Developments

From: Steve Barker
Sent: 03 May 2018 08:17
To: Anita.Gardner@arun.gov.uk

Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Hi Anita,

Re: A/36/18/OUT -- Arundel Road, Angmering

By way of a more comprehensive update on where we see the application is at I'd like to summarise the responses seen by us to date and how we're acting (as appropriate):-

WSCC Highways

Our consultant has discussed and agreed the works required and are currently preparing a detailed response to the queries raised. This is likely to be in the next 2 weeks and our consultant is confident they can resolve all of the issues

Ecology

Our consultant has been in discussion with the ecologists and agreed the scope of additional works/information. They were already undertaking additional survey works now the survey seasons are upon us and will hopefully be able to provide the information required to remove this objection.

Highways England

This should be addressed as part of the WSCC Highways response

Archaeology

Trial trenching to be done prior to development, secured by condition. We welcome this approach

Housing Strategy

The housing mix proposed in our application is purely indicative and would be subject to a Reserved Matters application. We'd be happy to condition the housing mix being agreed with the LPA at the time of a reserved matters application. Would you be happy with this approach?

Southern Water

Response noted and our consultant is reviewing

Surface Water Engineer – ADC

Our consultant response is attached to this email. It's also worth me adding that the application is in outline and the requirement for a storm water pumping station may or may not be required once detailed design has been undertaken – in essence we've taken a worst-case scenario approach

WSCC Flood Risk Management

Our consultant response is attached to this email. It's also worth me adding that the application is in outline and the requirement for a storm water pumping station may or may not be required once detailed design has been undertaken – in essence we've taken a worst-case scenario approach

Police Commissioner

Response noted, and happy to discuss this with you in more detail as appropriate

Sport England

We're in discussion with the recommended consultant to undertake the additional works which we hope would remove this objection

Travel Plan – WSCC

This should be addressed as part of the WSCC Highways and Highways England response

To date we don't appear to have seen a landscape and policy response and I wonder if these are available yet? Are there any other responses you're expecting and/or could provide us that I've missed off the above list? Would a face-to-face meeting be beneficial to run through the scheme and discuss with you?

Thanks,
Steve

From: Steve Barker

Sent: 25 April 2018 11:13

Subject: RE: 2017-084 Angmering, Arundel Road - Planning Application

Hi Anita,

I've realised I didn't update you to say we'd resolved the issues at our end that was stopping emails coming through from yourselves.

I've seen a Highways, Highways England and ecology response and can confirm we're currently running through these with our consultants to hopefully be able to address concerns and provide a response that will enable them to remove their objections. As previously, if there's anything you'd like to discuss I'm happy to talk through either by phone, a face-to-face meeting or by email.

Kind regards,
Steve

From: Steve Barker
Sent: 03 April 2018 16:27
To: 'Anita.Gardner@arun.gov.uk' <Anita.Gardner@arun.gov.uk>
Subject: 2017-084 Angmering, Arundel Road - Planning Application



Hi Anita,

Re: **A/36/18/OUT - Land off Arundel Road Angmering**

I thought I should make contact with you as it appears our principal contact email address [REDACTED] is not receiving emails from your email addresses at the present time. I've asked our IT team to look into this and hopefully resolve.

Once you've had chance to review our proposals I'd like to offer to come in for a meeting to discuss our scheme and any amendments you can suggest we consider in order to make it an attractive proposition to you and your members.

My direct contact details are shown below and my mobile number is [REDACTED]

Many thanks,

Steve

Steve Barker - Project Manager | s.barker@gladman.co.uk | DD: 01266 238 921 | www.gladmanland.co.uk

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