

Anita Gardner

From: Beverley Odell [REDACTED]
Sent: 26 March 2012 12:24
To: Anita Gardner
Subject: Fw: FP/179/11/ - 30 Limmer Lane
Attachments: LimmerLane Rev16 Road Junction Plans (1).pdf, Speed Survey Results 2.pdf, LimmerLane Rev15 Road Junction Plans (1).pdf

Dear Ms Gardner

Further to a conversation with Jamie Brown please find attached updated speed survey information (including the Easbound Traffic Data) and additional copies of the drawings sent electronically previously. Jamie has asked you to forward these directly, in electronic format, to his office email address.

Many thanks

Regards

Bev

----- Original Message -----

From: Leon Odell
To: 'Beverley Odell'
Sent: Monday, March 26, 2012 12:06 PM
Subject: RE: FP/179/11/ - 30 Limmer Lane

From: Beverley Odell [REDACTED]
Sent: 01 March 2012 16:15
To: Leon Odell
Subject: Fw: FP/179/11/ - 30 Limmer Lane

----- Original Message -----

From: Anita Gardner
To: 'Beverley Odell'
Sent: Thursday, March 01, 2012 1:30 PM
Subject: RE: FP/179/11/ - 30 Limmer Lane

Dear Mrs O'dell
 Jamie Brown's phone no. is [REDACTED]. He is in the Strategic Planning section of West Sussex County Highways.
 I will arrange to get this information scanned and then I will re-consult County.
 Regards
 Anita Gardner
 Principal Planner

From: Beverley Odell [REDACTED]
Sent: 01 March 2012 12:40
To: Anita Gardner
Subject: Fw: FP/179/11/ - 30 Limmer Lane

----- Original Message -----

From: Leon Odell
To: 'Beverley Odell'
Sent: Thursday, March 01, 2012 12:11 PM
Subject: RE: FP/179/11/ - 30 Limmer Lane

Good Afternoon Anita

Please can we have contact details for Jamie brown, I assume they (he or she) are at WSCC highways.

Attached are pdf version of the junction drawing as submitted along with junction drawing showing a revised distance of 2.0m rather than 2.4 for your consideration.

The speed survey data supplied is all westbound traffic, If Eastbound traffic is also required please let us know and we will forward the relevant data.

Many thanks

Regards

Bev

From: Beverley Odell [REDACTED]
Sent: 28 February 2012 13:23
To: Leon Odell
Subject: Fw: FP/179/11/

Can you reply to me please. Ta!

----- Original Message -----

From: Anita Gardner
To: 'Beverley Odell'
Sent: Tuesday, February 28, 2012 1:08 PM
Subject: FP/179/11/

Dear Mrs Odell,

I have received a response to my re-consultation with County Highways. He has stated 'The plan we viewed is not accurate due to the distortion of being printed, and due to this we are unable to scale. We would also need confirmation that the sight line to the west does not affect 3rd party land. In addition there was no indication on the speed survey data what direction each of the results referred to.'

I understand that Jamie Brown has tried to contact you to discuss the matter. I would therefore appreciate clarification on the points raised within 10 days of the date of this e-mail.

Yours sincerely
 Anita Gardner

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

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Anita Gardner

From: Anita Gardner
Sent: 01 March 2012 13:31
To: 'Beverley Odell'
Subject: RE: FP/179/11/ - 30 Limmer Lane

Dear Mrs O'dell

Jamie Brown's phone no. is 01243 777191 .He is in the Strategic Planning section of West Sussex County Highways.

I will arrange to get this information scanned and then I will re-consult County.

Regards

Anita Gardner

Principal Planner

From: Beverley Odell [REDACTED]
Sent: 01 March 2012 12:40
To: Anita Gardner
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Can you reply to me please. Ta!

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Sent: Tuesday, February 28, 2012 1:08 PM
Subject: FP/179/11/

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Yours sincerely

Anita Gardner

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Anita Gardner

From: Beverley Odell [REDACTED]
Sent: 23 April 2012 16:23
To: Anita Gardner
Cc: jamie.brown@westsussex.gov.uk
Subject: Re: FP/179/11/ - 30 Limmer Lane
 Dear Ms Gardner

We realise that the application cannot be held onto indefinitely but we understood from highways that the amendments made to our drawings, further to a discussion with them would allow them to have no objections.

We are therefore surprised by the response from highways given:-

Manual for streets gives SSD's of 25m, 33m and 43m respectively for 20mph 25mph and 30mph 85th percentile speeds.

If interpolated correctly between 25 mph and 30mph for the surveyed average 85th percentile this would give a required SSD of 37.750m

Our current proposal for the junction gives a visibility 'Y' distance of 33m and with some minor adjustment can be altered to give 37.75m (or very close to it)

WSSC road Design Policy states:-

4.10 If the appropriate MfS or DMRB requirements cannot be achieved but existing visibility can be improved to the benefit of both existing and development traffic a judgement will be made (possibly supported by a Safety Audit) as to whether the development provides a net safety benefit.

I think you will agree that a visibility sight line improvement from 27m to 35m or more must be considered as beneficial to both the site and existing highway users even with an increase in traffic entering and exiting the site post development. In risk assessment terms a high risk can be reduced to a low / very low risk albeit with a small increase in frequency of said risk.

I therefore request an opportunity to meet the WSSC Highway Engineer to discuss these issues and give us and them an opportunity to re-evaluate a revised proposal and their view of the crossover design.

Understanding that the application requires a resolution we will endeavour to arrange the meeting this week, on site. We do not want to re-submit or appeal as this will incur extra fees from yourselves or others and we just require a few more days. We thought we had resolved matters as discussed above.

We hope that on this occasion you can withhold your decision for a few more days as we are working to a resolution and we also had no prior indication that a refusal was imminent.

Many thanks

Regards

Bev

----- Original Message -----

From: Anita Gardner
To: 'Beverley Odell'
Cc: Juan Baeza
Sent: Monday, April 23, 2012 2:03 PM
Subject: RE: FP/179/11/ - 30 Limmer Lane

Dear Mrs O'dell,

I cannot hold onto the application indefinitely. County Highways comments are made on the latest information you submitted as part of the proposal and the application will be determined on this basis.

You can of course try to resolve the application once refused and resubmit or appeal the decision if you consider adequate visibility can be achieved on your clients land.

Yours sincerely
 Anita Gardner

From: Beverley Odell [REDACTED]
Sent: 23 April 2012 13:31
To: Anita Gardner

Subject: Re: FP/179/11/ - 30 Limmer Lane

Good Afternoon,

Could you hold off refusing so that we can speak to Highways please. We had a conversation with them previously and implemented their suggestions so we are surprised to hear that they are still objecting. We will speak to them today / tomorrow and get back to you ASAP.

Many thanks

Regards

Bev

----- Original Message -----

From: Anita Gardner

To: 'Beverley Odell'

Sent: Monday, April 23, 2012 10:01 AM

Subject: RE: FP/179/11/ - 30 Limmer Lane

Dear Mrs O'dell,

I have received an objection from County Highways in relation to inadequate visibility and the applications will be refused on this basis, probably later today.

Regards

Anita Gardner

From: Beverley Odell [REDACTED]

Sent: 20 April 2012 19:41

To: Anita Gardner

Subject: Re: FP/179/11/ - 30 Limmer Lane

Good Evening,

Please could you advise of the progress with the above application.

Many thanks

Regards

Bev Odell

----- Original Message -----

From: Anita Gardner

To: 'Beverley Odell'

Sent: Thursday, March 01, 2012 2:30 PM

Subject: RE: FP/179/11/ - 30 Limmer Lane

Dear Mrs O'dell

Jamie Brown's phone no. is [REDACTED] He is in the Strategic Planning section of West Sussex County Highways.

I will arrange to get this information scanned and then I will re-consult County.

Regards

Anita Gardner

Principal Planner

From: Beverley Odell [REDACTED]

Sent: 01 March 2012 12:40

To: Anita Gardner

Subject: Fw: FP/179/11/ - 30 Limmer Lane

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To: 'Beverley Odell'

Sent: Thursday, March 01, 2012 12:11 PM

Subject: RE: FP/179/11/ - 30 Limmer Lane

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Regards

Bev

From: Beverley Odell [REDACTED]
Sent: 28 February 2012 13:23
To: Leon Odell
Subject: Fw: FP/179/11/

Can you reply to me please. Tal

----- Original Message -----

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To: 'Beverley Odell'
Sent: Tuesday, February 28, 2012 1:08 PM
Subject: FP/179/11/

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Yours sincerely
 Anita Gardner

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Anita Gardner

From: Anita Gardner
Sent: 28 February 2012 13:09
To: 'Beverley Odell'
Subject: FP/179/11/

Dear Mrs Odell,

I have received a response to my re-consultation with County Highways. He has stated 'The plan we viewed is not accurate due to the distortion of being printed, and due to this we are unable to scale. We would also need confirmation that the sight line to the west does not affect 3rd party land. In addition there was no indication on the speed survey data what direction each of the results referred to.'

I understand that Jamie Brown has tried to contact you to discuss the matter. I would therefore appreciate clarification on the points raised within 10 days of the date of this e-mail.

Yours sincerely
Anita Gardner

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

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Anita Gardner

From: Beverley Odell [REDACTED]
Sent: 03 January 2012 19:31
To: Anita Gardner
Subject: Re: FP/179/11 - 30 Limmer Lane

Dear Ms Gardner

We have viewed the Highways comments and can confirm that we will be undertaking a speed survey after which we can amend the visibility splays accordingly. Will we obviously forward to you the results.

Regards

Bev

----- Original Message -----

From: Anita Gardner
To: Beverley Odell
Sent: Friday, December 16, 2011 10:26 AM
Subject: RE: FP/179/11 - 30 Limmer Lane

Dear Mrs Odell
 County Highways response is now scanned and available on the website
 Anita Gardner
 Principal Planner

From: Beverley Odell [REDACTED]
Sent: 15 December 2011 12:27
To: Anita Gardner
Subject: Re: FP/179/11 - 30 Limmer Lane

Dear Ms Gardner

Have you had a reply from Highways regarding the above application yet?

Many thanks

Regards

Bev

----- Original Message -----

From: Anita Gardner
To: Beverley Odell
Sent: Friday, December 09, 2011 12:42 PM
Subject: RE: FP/179/11 - 30 Limmer Lane

Dear Mrs Odell,
 I apologise that you were anticipating a decision by Christmas and had accordingly rushed to prepare the Sec 106 Agreement, but I believe the impression given by Mrs Leeson was made in good faith on the assumption that the previous concerns of County Highways would have been taken into account in this resubmission and that an objection on highway grounds was therefore unlikely.
 A decision could be made on the application, before Christmas, but it would obviously be one of refusal. So I see little merit in determining the application before the end of the year.
 I am hopeful that the County Highway response will be available soon. I had understood that it would be with me by the end of the week. Once their comments are received they will be scanned and will be available on the Council's web site. You will then need to provide any additional information to me and I will reconult with them. If you wish to speak to the officer at County direct he is Jamie Brown [REDACTED]

I trust this information is of assistance

Anita Gardner
Principal Planner

From: Beverley Odell [REDACTED]
Sent: 06 December 2011 18:59
To: Anita Gardner
Subject: Re: FP/179/11 - 30 Limmer Lane
Importance: High

Dear Ms Gardener,

Many thanks for your e-mail but I am somewhat surprised by it's contents. Comments were due back sometime ago and Susan Leeson suggested that the scheme would be recommended for approval, hence we undertook the 106. How do we go from being ready for approval and rushing to get a 106 in place to needing more information and over a months delay for a decision? Our client, as were we, was under the impression that we would have an approval by Christmas.

We'd be grateful for your comments and advice on how we proceed.

Regards

Beverley Odell

----- Original Message -----

From: Anita Gardner
To: Beverley Odell
Sent: Tuesday, December 06, 2011 12:47 PM
Subject: RE: FP/179/11 - 30 Limmer Lane

Dear Mrs Odell

I have just spoken to County Highways re your application. They will be objecting to your proposal and therefore I will be unable to put the application onto the next Committee. The information and changes that will be sought which include a speed survey and visibility splay provision would probably take up to a month to provide so I am prepared to hold the application in abeyance awaiting the submission of the further information, rather than request withdrawal at this stage. I understand a formal response from County is likely to be provided tomorrow.

Anita Gardner
Principal Planner

From: Beverley Odell [REDACTED]
Sent: 02 December 2011 10:53
To: Anita Gardner
Subject: Re: FP/180/11/CA - 30 Limmer Lane
Importance: High

Dear Ms Gardner,

Many thanks for making contact. I understood that a decision was due by 30 November and I assumed that it would be decided under delegated powers.

Please could you advise me of the committee date and if the proposal is being recommended for approval.

Many thanks

Regards

Bev

----- Original Message -----

From: Anita Gardner

To: [REDACTED]
Sent: Friday, December 02, 2011 9:42 AM
Subject: RE: FP/180/11/CA - 30 Limmer Lane

Dear Mrs O'Dell,
 This application has been passed to me to write up since I was the previous case officer.
 I am hopeful that it will be on the agenda for January Committee.
 Regards
 Anita Gardner
 Principal Planner
 Direct line 01903 737529

From: Beverley Odell [REDACTED]
Sent: 01 December 2011 19:07
To: Susan Leeson
Subject: FP/180/11/CA - 30 Limmer Lane
Importance: High

Dear Ms Leeson,
 Could you please advise if a decision has been reached on Limmer Lane please.

Many thanks

Regards

Beverley Odell

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