

[REDACTED]

From: Brittany Williams [REDACTED]
Sent: 02 October 2017 17:15
To: Anita Gardner
Cc: Jason Lowes
Subject: RE: Toddington Lane Ref: LU/162/17/PL

Dear Anita,

Further to the receipt of additional consultation comments from WSCC Transport Officers, please find attached our written response prepared by Transport Planning Practice. This also details our suggested approach to the Greencore Infrastructure Plan requirements.

Please also find revised submission plans and Design and Access Statement, prepared by ECE, at the following sharefile link (due to file sizes): <https://rapleys.sharefile.com/d-scd235bc9d194c119>

The plans include the following changes, as requested by WSCC:

- Ramp access to Toddington Lane to provide an alternative access route. One set of steps has been retained to accommodate desire lines, and ensure full accessibility through the site;
- Landscaping at the entrance to the ramp has been revised to ensure full pedestrian visibility;
- Additional detail provided for the vehicle access. It now demarcates the shared surface and continued footway through the use of different surfacing. Visibility has been fully considered and is shown on the enclosed site plan; and
- Landscaping at the vehicle access point has been re-assessed to ensure it does not impact on visibility.

We would like to make the following additional comments. In regards to the width of the footway proposed along the edge of Toddington Lane, it has been maintained at a width of 1.5 - 1.9m due to the site's topography and to accommodate the raised bank located on the boundary. In terms of street lighting, we do not consider it a necessary requirement at this stage.

Lastly, in terms of the site layout, the car parking spaces are well located and easily accessible to and from residential dwellings. Each unit either has direct access into rear gardens from car barns, or a garden gate is provided for each unit which provides a direct route from parking spaces to the residential properties. The parking

spaces are appropriately located and follow the principles of the adjacent approved Hollyacre site, with houses fronting Toddington Lane and car parking to the rear.

Please can you advise on the timescales for re-consultation by WSCC Officers, and we will look to agree a further extension of time to facilitate this.

Whilst writing, please can you also provide an update on the expected response from the Council's Solicitor regarding the S.106 obligations? I would also be grateful if you could advise of any outstanding consultation comments you still require.

I trust the above and enclosed is clear, and would appreciate if you could confirm safe receipt of this email and its enclosures. If you have any questions or comments please do not hesitate to contact me, alternatively, I look forward to receiving your response to my queries in due course.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning

Manchester

From: Anita Gardner
Sent: 21 September 2017
To: Brittany Williams
Subject: RE: Toddington Lane Ref: LU/162/17/PL

Brittany,

I note that you will providing a response shortly. Provided it is received by 02-10-2017. I will not determine the application prior to your response.

Regards
Anita

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

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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Brittany Williams
Sent: 21 September 2017 11:37
To: Anita Gardner
Subject: RE: Toddington Lane Ref: LU/162/17/PL

Anita,

Thank you for your email, we are reviewing the comments made by County Highways. I can confirm that we do not wish to withdraw the application at this stage and intend to issue a response shortly. We also request that the application is not determined in the meantime.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning



RAPLEYS LLP
51 Great Marlborough Street London W1F 7JT

From: Anita Gardner [REDACTED]
Sent: 19 September 2017 17:11
To: Brittany Williams
Subject: RE: Toddington Lane Ref: LU/162/17/PL

Brittany,

I would expect to receive the planning solicitor's response next week. I am still awaiting the consultation responses outlined in my e-mail to you last week.

In the meantime County Highways have provided their updated response which is available on the council's web site. Without prejudice, given their objection please let me know if you wish to withdraw the application and re-submit at a later date.

Regards
Anita

From: Brittany Williams [REDACTED]
Sent: 19 September 2017 16:12
To: Anita Gardner
Cc: Jason Lowes
Subject: RE: Toddington Lane Ref: LU/162/17/PL

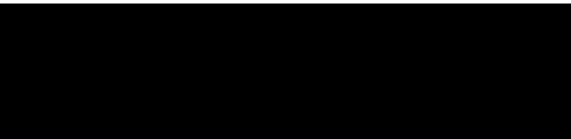
Anita,

Relative to my earlier email below, please could you advise as to when we can expect a response regarding our submitted legal advice?

I would be grateful if you could also provide an update on the outstanding consultation comments?

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning



RAPLEYS LLP
51 Great Marlborough Street London W1F 7JT



From: Brittany Williams
Sent: 15 September 2017 15:41
To: 'Anita Gardner'
Cc: Jason Lowes
Subject: Toddington Lane Ref: LU/162/17/PL

Hello Anita,

Are you able to advise if you have an update from the Council's Solicitor regarding the legal advice we initially submitted on 24/08/2017.

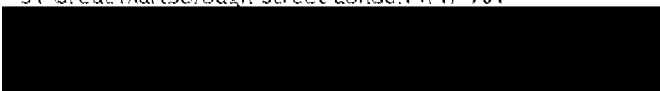
Please could you also provide an update on the outstanding consultation comments?

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning




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51 Great Marlborough Street London W1F 7JT



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