

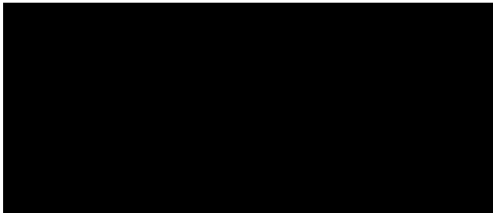


From: Woodward, Matthew [REDACTED]
Sent: 06 November 2015 10:22
To: Planning.Responses
Cc: Simon Davis
Subject: FW: Outstanding matters on application P/58/15/OUT

Please time extend application P/58/15/OUT as detailed below until 18th December 2015.

Thanks

Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited



Emerson House, Albert Street, Eccles, Salford, M30 0TE
Registration Number: 5292634 Registered in England



From: Annette Bailey [REDACTED]
Sent: 06 November 2015 10:19
To: Woodward, Matthew
Cc: Amanda Sutton
Subject: RE: Outstanding matters on application P/58/15/OUT

Matt

I can confirm a time extension of 18th December 2015 in order to seek to resolve the outstanding land ownership issue and look forward to discussing this with you, once you have had an opportunity to speak with Simon Davis.

Kind regards

Amanda

ANNETTE BAILEY
OFFICE MANAGER



Company Registration No. 07164666. Registered Office is at 4 Cedar Park, Cobham Road, Wimborne, Dorset. BH21 7SF.

From: Woodward, Matthew [REDACTED]
Sent: 06 November 2015 10:17
To: Annette Bailey
Subject: RE: Outstanding matters on application P/58/15/OUT

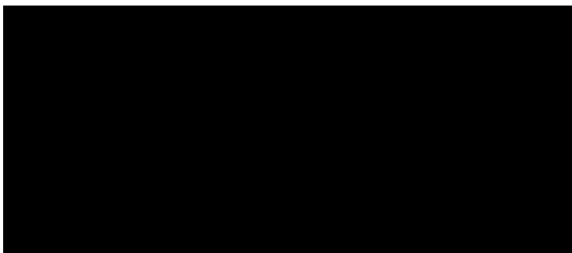
Dear Amanda,

Thank you for your response. I will work through your responses today and come back to you if there are any issues.

Can you please confirm a time extension up December 18th to factor in the next committee cycle?

Kind regards

Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited



[REDACTED], M30 OTE
Registration Number: 5292634 Registered in England



From: Annette Bailey [REDACTED]
Sent: 06 November 2015 09:47
To: Woodward, Matthew
Subject: [Maybe Spam]Outstanding matters on application P/58/15/OUT

Matthew

Further to your various recent emails and our subsequent telephone conversations, I write to provide a response to those points of clarifications raised as follows (in no particular order):

Agricultural Land Classification:

You have asked whether the site is Grade 3a or 3b? Unfortunately, we are unable to clarify this for you as the Environment Agency dataset used to determine the agricultural land classification (ALC) does not define whether it is 3a or 3b. I have also checked the ALC maps, Magic Map and the Arun District Council Soil and Agricultural Land Assessment Study which also just categorise the site as grade 3. It is however worth mentioning that on all the maps the majority of the District is classified as either grade 1 or 2 with smaller areas of grade 3, with virtually no grade 4 agricultural land. Consequently, the loss of the site will not result in the loss of the District's best and most versatile agricultural land.

Site Area:

You are correct that the site area set out within the LVIA does not match that on the application form as it was superseded by the fact that the application site area was amended to include the highway land necessary for highway improvements, which increased the site area from 5.6ha to 6.2ha.

Residential Amenity of existing neighbouring properties:

We discussed the impact of the proposed development on the immediate residential neighbours, during which I confirmed that my Client had paid regard to the need to safeguard residential amenity in formulating its illustrative masterplan. In particular, the illustrative masterplan indicates mainly gable ends facing onto adjoining properties with any front facing units staggered. That said, it is of course important to note that my Client's application is submitted in outline with all matters reserved except access and therefore detailed matters such as layout will be progressed as a reserved matter.

Public Right of Way – FP100:

The impacts on Footpath 100 are set out in section 6 of the LVIA (para 6.2.42 onwards pg 45). In terms of construction traffic, the impacts will be temporary and approval for any necessary diversions to the footpath south of Summer Lane during this period will be sought from WSCC.

Drainage:

You queried whether in light of WSCC's comments the discharge rates would need altering. MJA Consulting, who undertook the FRA and Drainage Strategy, have confirmed that they will not and have responded as follows:

"As stated in the FRA the discharge rate of QBar is the maximum flow rate for all storm events up to and including the 100 year + 30%. QBar equates to approximately to the 2.3yr peak discharge therefore storm events up to this point will discharge at their equivalent rate. ie the 1 year storm will discharge at the 1 year rate, 2yr at the 2 yr rate, after this the discharge is restricted to QBar 13 l/sec. This is a recognised and accepted method by the Environment Agency and Local Authorities."

On the basis that WSCC are not raising an objection, and that you agree the matter can be adequately dealt with by Condition, I trust the above clarifies your query on this issue.

Parking Bay:

We agreed that as the application is in outline form, the proposed parking bay on the illustrative Masterplan would be dealt with at the reserved matters stage and did not therefore need to be identified on the Access Drawings. You queried whether there would be a need for a crossing point along Summer Lane and asked that I seek advice from my Client's Highway Consultant. The advice received from Vectos, is as follows:

"We do not believe that the provision of a crossing point on Summer Lane is necessary due to low levels of traffic at this location."

S106:

As requested, I set out below an updated Heads of Terms, incorporating the need for a financial contribution towards mitigating the impacts on the SPA:

Affordable Housing (as agreed with Andy Elder):

x7 1 bed (social rented)
x12 2 bed (social rented)
x8 2 bed (intermediate)

SPA:

£1,275 per dwelling in accordance with ADC's tariff adopted by Full Council on 20th July 2015.

WSCC Infrastructure Financial Contributions totalling £527,874 as set out in Emma Waters updated Section 106 Consultation Response dated 21/08/2015.

Land ownership:

Further to my Client's recent amendment to the application red line (removing the ditch running along the northern boundary), you have asked for confirmation as to landownership. The position is this. The ditch is not within the registered title over which my Client has an option. Accordingly it is not within my Client's ownership or control, hence the reason the red line application boundary was recently corrected. The land under my Client's control extends to the southern boundary of the ditch just as the land under Orchard Homes' control extends to the northern boundary of the ditch.

Title to the ditch itself is unregistered and, despite extensive enquiries, its ownership is unknown.

My Client is continuing to make investigations into ownership of the ditch and to this end has instructed a Boundary Surveyor to report on whether the land may have any historic rights of ownership, but the outcome of this is presently unknown and far from certain.

I know that this has implications for the aspiration to deliver a link to the adjoining Orchard site, but at present my Client understands that neither they nor Orchard Homes have ownership or control of the ditch to enable the link road to cross that third party land. I will of course update you as soon as I am in a position to advise you any further.

Conditions:

I understand that if the Council is satisfied with your recommendation then you will be in a position to share the proposed Conditions, and I look forward to receiving a copy in due course.

I trust the above is of assistance to progress matters.

Kind regards

Amanda

PS: Please note that my email account is still down so I am temporarily using my colleagues.

ANNETTE BAILEY
OFFICE MANAGER



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