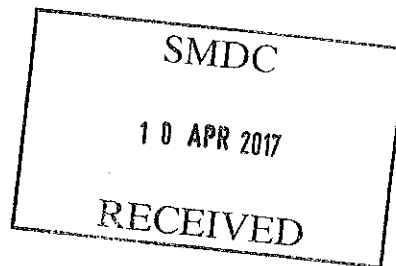




DBD Architectural
Consultancy

10th April 2017

Mrs Jane Curley
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Dear Jane

**RE: SMD/2016/0753 Land Adjacent GKN Drive Line Ltd, Higher Woodcroft,
LEEK, STAFFORDSHIRE, ST13 5QF**

I write in response to the letter referenced 1704C400, written on behalf of GKN by Cushman and Wakefield, in particular to the paragraph as extracted below:

"GKN are concerned about the impact of vehicles belonging the residents of the proposed development and associated pedestrians sharing their access. In particular, there are safety concerns over the dual use of the access and residents who may not have full awareness of site operations. Additionally, should any accidents or near-accidents occur, GKN are concerned that they may face on-site restrictions which would have a detrimental impact on operations and subsequently, their business."

We are particularly disappointed that since being approached by the applicant Alec Archer to work on this project with him in Spring 2015, we instantly recognised that access was a major factor and needed to be addressed before proceeding very far into the project. Mr Archer and his business partner Mr Porter are both former directors of Peacock and Archer, which was a hydraulic engineering works that operated from the now GKN factory premises.

In order to determine whether there was any merit in pursuing this development as access was clearly an issue, we had met with David Plant of Staffordshire County Council Highways department on site in June 2015 to discuss the access arrangements, acceptable road width, and the traffic calming island proposed to direct vehicles leaving the site well away from the factory. Mr Plant confirmed that the proposals were acceptable, there would be good visibility from vehicles approaching and leaving the site. Following this meeting with Mr Plant, we prepared a pre-application consultation PAD/2015/0025 to determine what other issues may arise. Following a positive response from the pre-application report, which would by matter of course have consulted with Highways Department, we prepared to approach GKN to discuss the shared access arrangement.

At the time Mr Archer and Mr Porter were entering into negotiation with GKN to renew the lease. Clearly as the shared access was an issue we arranged a meeting with Andrew Lawrence MRICS, Associate Director, Professional Advisory Services for Cushman & Wakefield who was dealing with the lease renewal. We all met on site on 19th January 2016, to discuss the shared access, together with Jane Leedham, who is the GKN group estates manager, Andrew Porter, the GKN Leek site manager, Simon Taylor GKN driveline services Director, and Health and Safety officer/transport, name unknown.



Mr Lawrence and ourselves entered into discussion with regard to the shared access and together we agreed plan for this which I understand was written into the lease agreement with the amended and shared demise for GKN, this was also provided with the planning application. At no time during any of these discussions did they request a transport/traffic impact assessment and based upon the discussion with Highways department, who also did not request such an assessment and GKN we have not instructed one to be carried out.

It came to light during this process that an extension had been built to the rear of the factory without any prior approval by the owners which was a condition of the original lease. To maintain a landlord/ tenant relationship, the owners waived the right to remove the extension and reinstate the parking.

Following what we believed to be support from GKN with respect to the shared access arrangement, traffic calming measures and appropriate highway compliant signage and road marking proposal, the applicants understood that the site could be viable and therefore instructed the costly site investigations for contamination, drainage, ecology and tree surveys, and financial appraisal working towards the planning application. If the issue for a transport/traffic impact assessment had been raised at any time we would have instructed one to be carried out.

We are now in the process of arranging a traffic assessment report to be carried out and will provide an update in due course with a timescale for when we are likely to receive that.

If you have any queries, or require further information please do not hesitate to call me.

Yours Faithfully

Andrew Dukesell
DBD Architectural Consultancy Ltd

CC Alec Archer
 Geoff Porter
 Andrew Lawrence (Cushman & Wakefield)
 Mark Jackson (Cushman & Wakefield)
 Simon Taylor (GKN)
 Jane Leedham (GKN)
 Andrew Porter (GKN)