

12 March 2021

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Via email: Michael.Eastham@arun.gov.uk

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Dear Michael,

PLANNING APPLICATION AB/135/20/OUT – The Norfolk Estate, Land at Ford Road, Arundel

I write in relation to my client's above Outline Planning Application and our recent discussions regarding various queries raised by consultees along with your request for some slight amendments to the illustrative layout plan.

In light of the various consultation responses received and your previous email correspondence dated the 13th February 2021, we would like to thank you for allowing the determination period for the application to be extended to the 30th April 2021. This extension of time will allow for the submission of the outstanding information requested and for the relevant statutory consultees to be re-consulted prior to the determination deadline.

As you are aware, the following items have already been submitted to allow for the commencement of the re-consultation period on the 5th March 2021:

- Update Site Location Plan (ref: 28826 dated 01.03.21);
- Updated Masterplan (ref. IM003 dated 04.03.21);
- Updated Design and Access Statement with accompanying DAS Addendum;
- Confirmation of amended development description.

The key matters that we understand you require additional information on are set out under separate headings below.

Highways Infrastructure Information

Following receipt of the West Sussex County Council Officer's comments dated the 11th January 2021, the Applicant's Transport Consultant Ardent have been in discussions with the WSCC Officer in order to address the following outstanding requirements:

- *Details of pedestrian connectivity, identification of pedestrian infrastructure improvements and pedestrian visibility splays.*
- *Details of how the site would support the provision of future off road cycle route provision between Ford and Arundel.*

In response to the first bullet point noted above, Ardent have confirmed that WSCC are happy for details to be secured through the Section 106 as part of this Application. In relation to the pedestrian visibility splays onto Priority Lane, we consider that this should be secured by condition given the limited detail provided as part of the Outline Application. As you are aware details of the site layout have not been submitted as part of this Outline Application. We are only looking to agree details on the main vehicular access points onto Ford Road/Dalloway Road, with all other detail saved for future Reserved Matters submission.

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In relation to point 2 above, we understand that as this is part of the Council's approved Infrastructure Statement the development will be able to provide contributions via CIL monies towards this key piece of infrastructure.

We trust the above provides sufficient clarity and we look forward to agreeing the above highways matters with you in due course.

Ecology Information

We understand that no objection has been raised by the Environmental Officer within their comments dated the 15th December 2020. The Environmental Officer has however requested additional ecological information to be submitted with the Application prior to determination in order to meet requirements. The following are the key outstanding items that need addressing further as part of the application:

- Lighting details and dark corridor bat information;
- Dormice survey information and mitigation;
- A Reptile and Great Crested Newt (GCN) Mitigation Strategy;
- Incorporation of additional ecological enhancement measures;
- Biodiversity Mitigation Enhancement Strategy and Plan.

Engain have been instructed by the Applicant to address the above matters. We have therefore enclosed as part of this response the following documents that cover these outstanding items:

- Engain Consultee Response Document;
- Outline Reptile and GCN Mitigation Strategy;
- Outline Landscape and Biodiversity Enhancement Strategy and Plan.

We trust the above documentation meets all the outstanding items as listed with the Environmental Officer's response. We therefore look forward to receiving confirmation of this from the Environmental Officer as part of the re-consultation process.

We are also aware Natural England (NE) within their response dated 27th January 2021 have requested that additional winter bird survey monitoring be undertaken in order to provide sufficient information that the proposals will not cause any negative impacts to the non-breeding/wintering birds, which are associated with the nearby Arun Valley SPA/Ramsar sites. Engain have been instructed to undertake three winter bird monitoring surveys over the course of February and March 2021 to address this. We can confirm that the first bird survey was undertaken on the 16th February 2021 and established that no winter birds were present on site. The two other surveys will be completed by the end of March after which we will be able to confirm the findings through the submission of a further technical response.

Agricultural Land and Soil Information

Following your email correspondence dated the 13th February 2021, we acknowledge Local Plan Policy SO DM1 requires further details to be submitted as part this Application in relation to agricultural land and soil quality. An Appraisal of Agricultural Land Quality is therefore currently being produced and we hope to have this available to submit to you for your consideration in the next two weeks.

Arun Design Guide

We submitted an updated Design and Access Statement and accompanying DAS Addendum on the 5th March 2021 including additional references to the adopted Arun Design Guide 2021. We also now enclose an updated Planning Statement, which seeks to provide additional reference to the adopted Arun Design Guide.

Overall, we can confirm that the scheme has been designed on the basis of the adopted Design Guide.

Heritage

Following receipt of the Historic England (HE) letter dated the 18th January 2021, we submitted a response on the 28th January 2021 in order to address the heritage concerns raised by Historic England. We have also been trying to arrange a meeting with the relevant HE Officer in order to discuss their response in more detail. You have kindly confirmed to HE that you are happy for them to meet with us direct. However to date we have received no response from the officer but will continue to try and engage with them. We remain keen to work proactively with Historic England in order to resolve outstanding matters, but firmly believe that the public benefit derived from these proposals will significantly outweigh any limited harm which may be identified.

In the meantime you have requested that we address two key additional elements within our Heritage work. Firstly that we undertake a desk based archaeological assessment, and secondly a wider assessment of the impact of the proposals on the setting of the nearby heritage assets. Whilst we are progressing this second element we still maintain that the original heritage report provides more than sufficient assessment of the impact on the setting of these assets, but we are keen to work collaboratively with you and move matters forward. The archaeological report should be available within 2 weeks for your consideration.

Play Space and Community Building Provision

We submitted an updated Masterplan (ref. IM003 dated 04.03.21) on the 5th March 2021 showing locations for the Local Areas of Play (LAPs) (unequipped natural play areas). Additionally, we have shown an updated area of land, which provides further clarity on the position of the on-site community building, and the location of the additional land for allotments behind. This is all accompanied by proposed landscape screening to minimise any wider visual impact of these community facilities.

Section 106 Agreement

In response to your email correspondence dated the 23rd February 2021, we have provided our clients solicitors contact details so that work on the Section 106 legal agreement can be commenced. We acknowledge that the Section 106 legal agreement is to include the following provisions:

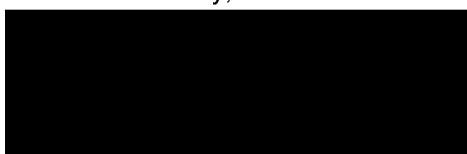
- localised pedestrian infrastructure improvement contributions;
- on-site mitigation and affordable housing provision;
- the transfer of the land for the community building;
- the transfer of the land for the allotments; and
- details of the management and maintenance of the public open spaces on the site.

We look forward to discussing the above contributions with you further in due course.

Conclusion

I believe that all necessary outstanding items have been actioned in accordance with the details set out above. We very much look forward to moving matters forwards towards a planning committee date and a positive resolution. Should you need anything further please do not hesitate to contact me.

Yours sincerely,



Guy Dixon MRTPI
Director

For Savills (UK) Ltd