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Please ask for: James Cross
Email: james.cross@arun.gov.uk
Telephone: 01903 737784
Our Ref: AL/107/21/PL
Your Ref:
Date: 17 September 2021

Dear Lindsay

SD5 Barnham, Eastergate and Westergate (BEW) Development Site

LPA ref: AL/107/21/PL – Initial Application Feedback

Full planning permission for residential development (Use Class C3); car and cycle parking; landscaping works and amenity space; access from Woodgate Road; and all ancillary works and infrastructure.

Further to your submission made to Arun District Council on 16 August 2021, Officers have now had an opportunity to review the submitted reports and are able to provide the following feedback. The feedback consolidates consultee responses received. Some consultee comments remain outstanding and Arun District Council reserves the right to provide further comment on these matters later. As of this date of this, the Consultees who have provided feedback and remain outstanding include:

Received	Outstanding
<i>Economic Regeneration</i>	<i>Aldingbourne Parish Council*</i>
<i>Highways England</i>	<i>Barnham & Eastergate Parish Council</i>
<i>WSCC Strategic Highways</i>	<i>West Sussex Adult Social Care</i>
<i>Environment Agency</i>	<i>West Sussex Public Health & Sustainability</i>
<i>Natural England</i>	<i>NHS Coastal Commissioning Group*</i>
<i>Housing Officer</i>	<i>Surface Water Drainage*</i>
<i>CPDA Community Safety Branch</i>	<i>Environmental Health*</i>
<i>Ecology Adviser</i>	<i>Parks and Landscapes*</i>
	<i>Council's Arboriculturist*</i>
	<i>Southern Water – Developer Services*</i>
	<i>ADC Engineering Services Manager*</i>
	<i>Archaeology Advisor*</i>
	<i>Conservation Officer*</i>

I have indicated above with an asterix which consultation responses will prevent the Council being able to make a favourable recommendation to Planning Committee. We will continue to chase these outstanding consultees for a response on the lead up to Committee.

A number of the consultation responses have requested further information to be submitted in respect of each matter.

Sussex Police Comments

Action 1: Please amend plans to show play areas surrounded with railings with self-closing gates to provide a dog free environment

Action 2: Please amend plans in respect of lighting stated. Bollard lighting not appropriate as it does not project sufficient light.

We will be contacting Sussex Police to confirm the level of contributions sought for this development, in line with all other parcels on BEW.

Economic Development Comments

Action 3: Please provide Employment and Skills plan for the development.

We can often condition this as a requirement to be submitted as part of the discharge of condition process. However, there will be sufficient time within this application period to submit this. ADC are happy in either manner but please advise which you will prefer.

Travel Plan

Action 4: Please indicate on Appended plan to TP where notice boards in key locations will be provided.

Action 5: Please indicate what improvements to the existing bus stops will be, as indicated in the TP.

Action 6: Please remove reference to Kent County Council Highways on page 18, paragraph 5.3.4 – fifth bullet point.

Lighting Assessment

Action 7: Please make reference to how the lighting strategy will be tailored around the Ecology Statement and Planning Statement contents, specifically in respect of impacts upon bats.

We require this additional information for continuity, but also to form the basis of the Council's Appropriate Assessment to demonstrate mitigation measures for impacts upon bats from the Singleton & Cocking Tunnels SAC.

Arboricultural Survey and Impact Assessment

We are awaiting comments from our Tree Officer, Mark Warwick, on the contents of this document. Any such comments will form the basis of the Council's position on this matter.

Hard & Soft Landscape Proposals

Action 8: Please amend footpaths to align with footbridge – at present there are too many routes shown which encourage non-path use and erodes the tranquillity of the Linear Park.

Action 9: Please provide 2 sets of plans for this, one showing the layout with the E-W link and one without. There needs to be continuity in both scenarios.

We recall this specific matter about user behaviour was raised verbally within the pre-application discussions on this matter.

Energy Efficiency and Low Carbon Technologies Appraisal

Action 10: Please provide a plan and/or confirm which properties will benefit from solar PV panels.

This can be undertaken by condition, alternatively. However, I see no reason why this can't be amended in the application period to reduce matters required for subsequent discharge.

Flood Risk Assessment Incorporating Surface & Foul Water Management Statement

Action 11: Please confirm how drainage in relation to the E-W link will be undertaken?

Action 12: Please confirm whose land/responsibility and management this drainage will fall within?

Action 13: Please confirm what are the suitable mitigation measures referred to in paragraph 14.2.2?

We assume that the suitable mitigation measures are those detailed as being required to be secured in Appendix L of the FRA; however, your confirmation/clarification is welcomed?

Planning Statement

Action 14: Please provide market evidence referred to in paragraph 6.20 confirming there would not be demand from self and custom builders to own a plot on a housing development site?

Action 15: Please provide a more robust justification as to why gypsy and traveller pitches cannot be provided?

We would suggest referring to the identified need and whether sites are likely to be found elsewhere in the District. Consideration should be given to whether the delivery of this site would prejudice delivery on other more appropriate sites.

Action 16: Please provide greater detail on why/how the absence of any such provision would have on the speed and pace of delivery of this site, so Officers are able to assess this matter fully, on balance.

Transport Assessment

We are awaiting comments from WSCC Highways on the date of this response. However, Highways England have raised a number of issues within their consultation response (provided under separate cover).

Action 17: Please provide an updated TA responding to the comments received by Highways England and comments from WSCC?

In particular, and as noted in the Highways England Response, we note that the scenarios used within the TA rely upon the 2038 scenarios. ADC understands that the 2038 scenarios rely upon the re-aligned A29 project having been delivered.

The delivery of the re-aligned A29 project is that it alleviates traffic pressures off the Woodgate Level Crossing. However, there is an interim period between which the grant of any permission will be in place and the delivery of the A29 taking place.

We therefore consider that the interim impacts on the traffic flows from the development, between the grant of consent and delivery of the A29, need to be fully assessed, in order to take into account traffic impacts upon the Woodgate Level Crossing.

Please also see separate correspondence provided by West Sussex County Council which requires further actions.

Future Feedback

Please note that this feedback solely focusses on the submitted documents and consultation responses received to date (as indicated at the top of this letter). We will send on further consultation responses as and when we receive them and are happy for you to take both this, and the further consultation responses, fully into account, in one comprehensive response.

This feedback does not relate to matters of design, layout etc and solely focusses upon the technical reports and studies submitted in support of the application. It is our intention to feedback (under separate cover) matters relating to design, and any relevant tweaks that may/may not be required.

I trust that the above detailed information provides sufficient clarity regarding the Council's requirements in relation to this planning application.

If you require any further information, please do not hesitate to contact me on the below details at your convenience.

Kindest regards,



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