

Olivia Collett

From: Joe Russell-Wells [REDACTED]
Sent: 06 June 2012 13:02
To: 'Robert Westwood'
Cc: Richard Manville; Paul Stack; 'Olivia Collett'
Subject: RE: North Bersted POS
Follow Up Flag: Follow up
Flag Status: Red

Rob,

Yes 29 June at 2 pm is fine - its in my diary.

To follow up on points raised in you email:

1. POS area B to be delayed due to earthworks strategy and timings. DOV reqd to be varied.
2. Other areas to be handed over sooner potentially to compensate.

The principle of later transfer of large parts of Area B is acceptable on the proviso of the following:

- that access around the area is maintained
- revised dwg. S783/S106 - Oct 2011 to illustrate the order of transfer of POS before final agreement

In addition we have discussed the need for a pedestrian bridge at the point where drainage pipes cross the ditch into the lake from the Persimmons development. This is the sensible way of dealing with the problem at this point. I am therefore seeking a pedestrian bridge at this location.

Other issues which are due to be included in the DOV relate to the differing specification for the cricket pitch; as a result there will be a cost saving. Early transfer of POS also has the benefit of reduced liability and maintenance cost for Berkeley Homes.

3. Gate to trim trail and. Balancing pond to be timber not steel clad.
4. Works on site delayed due to weather. Completion due late May.

Noted

5. Confirmation of surfacing to berry lane required. JR-W to review anti skid colouring.

Rather than the colour used in the A259 - please can you select a golden or lighter colour - rather than the road surface colour. Please can you provide some samples / or colours - thanks.

6. Sports pitches due for PC sept 2012 for sept 2013 handover.
7. POS crossings due summer 2012.
8. Noise bund due for completion prior to road opening.

Noted

Kind regards, Joe

From: Robert Westwood [REDACTED]
Sent: 01 June 2012 15:09
To: Joe Russell-Wells
Cc: Richard Manville
Subject: Re: North Bersted POS

Hi Joe,

09/07/2012

I hope you are well.

Can we arrange a further meeting to PC the POS on 29th June at 2pm?

Thanks

Regards

Rob Westwood
Head of Technical

----- Original Message -----

From: Robert Westwood

To: [REDACTED]

Cc: Richard Manville

Sent: Wed May 09 12:56:11 2012

Subject: Re: North Bersted POS

Joe,

I've still not got mins done of our meeting on 27th April so thought would drop a quick note covering what we discussed;

1. POS area B to be delayed due to earthworks strategy and timings. DOV reqd to be varied.
2. Other areas to be handed over sooner potentially to compensate.
3. Gate to trim trail and. Balancing pond to be timber not steel clad.
4. Works on site delayed due to weather. Completion due late May.
5. Confirmation of surfacing to berry lane required. JR-W to review anti skid colouring.
6. Sports pitches due for PC sept 2012 for sept 2013 handover.
7. POS crossings due summer 2012.
8. Noise bund due for completion prior to road opening.

Not sure there was anything else?

Thanks

Regards

Rob Westwood
Head of Technical

----- Original Message -----

From: Joe Russell-Wells

To: [REDACTED]

Cc: Richard Manville

Sent: Fri Apr 13 15:39:17 2012

Subject: RE: North Bersted Balancing Pond - Ditch

09/07/2012

That's great - thanks, Joe

From: Robert Westwood [REDACTED]
Sent: 13 April 2012 15:33
To: Joe Russell-Wells [REDACTED]
Cc: Richard Manville
Subject: Re: North Bersted Balancing Pond - Ditch

Yes that's the intention, just fit in around swale.

Regards

Rob Westwood
Head of Technical

----- Original Message -----

From: Joe Russell-Wells [REDACTED]
To: [REDACTED]

Cc: Richard Manville [REDACTED]
Sent: Fri Apr 13 15:30:26 2012
Subject: RE: North Bersted Balancing Pond - Ditch

Rob,

I note the reference to planting positions varied - as long as the hedge and same no. of trees are to be retained I confirm I am happy with the proposal.

Regards, Joe

From: Moffatt, Grant [REDACTED]
Sent: 13 April 2012 14:52
To: Robert Westwood; Paul Cann; Joe Russell-Wells
Cc: Richard Manville
Subject: RE: North Bersted Balancing Pond - Ditch

Hi Rob,

I think the proposals look fine from an EA perspective.

For your information Keely is now back in the team and is going to be the contact for any future works. She can be contacted on [REDACTED] and her e-mail address is [REDACTED]

Although I'm not dealing with West Sussex any longer feel free to contact me if you have any problems or if Keely is out of the office.

09/07/2012

many regards

Grant

From: Robert Westwood [REDACTED]
Sent: 13 April 2012 14:18
To: Moffatt, Grant; 'Paul Cann'; 'Joe Russell-Wells'
Cc: Richard Manville
Subject: North Bersted Balancing Pond - Ditch

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Grant / Paul / Joe,

Further to our meeting on site, and rather belatedly, please find attached a quick sketch of the proposals to reinstate a swale / ditch to cater for any over spill of surface water from the end of Bucksham Avenue during storm conditions. I suggest we set a dropped kerb with a 25mm upstand so any water ponding along the end of Bucksham Avenue above this level will weir off into the swale.

Any comments appreciated.

Many thanks and apologies for the delay.

Kind Regards
Rob Westwood
Head of Technical

Berkeley Homes (Southern) Limited
Berkeley House | Summers Place | Stane Street | Billingshurst | RH14 9GN
[REDACTED]

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09/07/2012

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From: [REDACTED]
Sent: 19 April 2012 15:19
To: Robert Westwood
Cc: Andrew McPhillips; Andy Wibling; George.Parker@westsussex.gov.uk; James Maude; Jeremy Chapman; Matt Higgins; [REDACTED]
Subject: Re: S106 Deed of Supplementation of Planning Conditions Dated 23rd September 2011

Rob,

I have consulted our Legal Department over the best way of regularising the removal of the Southern Cross Roundabout works from the obligations in the S106 Deed and I have been advised in this case a simple acknowledgement is all that is required.

Please therefore accept this message as confirmation these works are no longer required as widening the roundabout would conflict with the route of the new shared use cycleway that is being built by Barratt Homes in connection with the new A29 Roundabout.

As this cycleway will eventually form part of a much longer strategic cycle facility to be provided between North Bersted and Felpham, it is considered to be much more important than the roundabout widening works.

I hope you will agree this is a sensible way forward.

Kind regards Harvey.

Harvey Rogers | Principal Engineer (S38/278 Agreements), Implementation Team, Strategic Planning,
Communities and Infrastructure, West Sussex County Council
Location: Second Floor Northleigh, County Hall, Chichester, West Sussex, PO19 1RG

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Robert Westwood

03/04/2012 12:36

To

cc

Subject S106 Deed of Supplementation of Planning Conditions Dated
23rd September 2011

Harvey,

Further to our meeting on Friday I confirm the above deed covers the supplemental works required at the Southern Cross (A29 / Rowan Way RAB) as part of the re-plan.

The deed gives the opportunity for either Berkeley to carry out the works with agreement of the Council or alternatively pay a financial contribution for WSCC to undertake the works. The trigger point for these works / payment is the occupation of 305 market units within the Berkeley site.

As we are taking on the potential interim signage to the Southern Cross RAB as part of the NRR s38 agreement in lieu of these works we need to find a way to confirm that either the works in the Deed are no longer required / and / or are not in the public interest as they prevent the construction of the link cycleway to the BDW site which WSCC consider to be the more important part of the roundabout scheme.

I look forward to hearing from you in due course.

Many thanks

Kind Regards

Rob Westwood
Head of Technical

Berkeley
Designed for life



Berkeley Homes (Southern) Limited
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Mr K. Wheway
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Our ref: CO/S783
Your ref:

24 May 2011

Dear Keith

Flood Compensation Area, Site 6, North Bersted.

Further to our recent discussions regarding the Flood Compensation Area adjacent to the Relief Road, please find attached copies of the drawings that have been previously submitted to the EA, for approval.

In broad terms the drawing depicting the whole length of the Relief Road (2037/NRR/D/101/E), indicates the areas lost to the flood plain (volume) as a consequence of constructing the Relief Road and the drawing depicting the Flood Compensation Area (2037/NRR/D/105/C) indicates the same volume gained back.

The construction of the Bognor Regis Relief Road requires a surcharging exercise, whereby the earth required to form the embankment needs a compression/settling period to ensure that it is fit for purpose. To achieve this, the embankment is constructed to an oversized volume, left to settle for approximately six months and then the top layer is removed, leaving a compacted, stable embankment for the road to be constructed upon.

This method of construction requires a two stage process of works to the Flood Compensation Area. Firstly, a larger volume of earth will be excavated allowing for the oversized embankment to be created, and then following the construction of the embankment and the associated 6 month surcharging period, the earth removed from the top layer of the embankment will be reinstated to the Flood Compensation Area.

This Relief Road is currently due to be completed by Spring 2014 in line with the S106 agreement. The construction period is estimated to be approximately 18 months inclusive of the surcharging period. This is currently programmed to commence around Summer 2012. Works to the Flood Compensation Area will therefore occur within this window.

The S106 dated 4 August 2006 states within Schedule 7 – Open Space & the Deed of Variation dated 10 March 2010:

Flood Compensation Area

7. *Prior to commencement of construction of the Bognor Regis Relief Road within the flood plain shown between points A – B on the plan annexed hereto and numbered 2 or the One Hundred and First (101) Market Dwelling the Owners will undertake the works to the Flood Compensation Area agreed with the Council and the Environment Agency at the location shown on the Open Space Plan at Schedule 1 to this deed as part of the delivery of the Bognor Regis Relief Road in accordance with the agreement to be entered into between the Owners and West Sussex County Council PROVIDED ALWAYS that construction of the Bognor Regis Relief Road shall not commence until the Flood Compensation Area works have been completed unless otherwise agreed by the Council*

As mentioned during our meeting on Thursday 19 May, we have had numerous discussions in our office in terms of the delivery of the FCA and how this can be best achieved, but we are aware that due to the time constraints we will need to sign a Deed of Variation to the S106 Agreement as we are unlikely to have completed the FCA during the timescales previously set out in the said Agreement.

We will therefore be instructing our Solicitors to commence negotiations with your Authority to draft the necessary Deed of Variation within the next few weeks and I would suggest that the wording be revised to say that the FCA should be completed within 3 months of the completion of the Relief Road (which has its own triggers), as the creation of the FCA only relates to works within the flood plain ie. the BRNRR and not the new housing areas.

If you require any further information at this stage, please contact me.

Yours sincerely

Neil Methven
Senior Planner