

From: Daun Johnson
Sent: 02 February 2021 09:51
To: Planning Scanning
Subject: FW: BN/112/20/EIS [NLP-DMS.FID337976]
Attachments: FW: BN/112/20/EIS [NLP-DMS.FID337976]

Please upload email and attachment as planning correspondence to BN/112/20/EIS

Daun Johnson | Technical Support Unit Assistant, Directorate of Place, Arun District Council | Location: GroundFloor, Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

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Save the environment - think before you print.

From: James Cross <James.Cross@arun.gov.uk>
Sent: 29 January 2021 13:50
To: Nancy Stuart [REDACTED] Tabitha Knowles [REDACTED]
Cc: Victoria Barrett-Mudhoo [REDACTED] Clare Catherall [REDACTED]
[REDACTED] Planning.Responses <Planning.Responses@arun.gov.uk>; Claire Potts <Claire.Potts@arun.gov.uk>
Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

Hi Nancy,

Please find comments below in red. Please also find comments specifically in relation to Air Quality in the attached from our Environmental Health colleagues.

In your submitted ES, where amendments have been made in line with these emails, could you please make this clear in your submission for continuity purposes. My reason for requesting this is that normally the Council's EIS Scoping would remain as responded and wouldn't be thereafter amended. However, I appreciate these matters are complex and require pragmatism on all parts.

If you have any questions please do not hesitate to contact me on the below details at your convenience.

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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From: Nancy Stuart [REDACTED]
Sent: 11 January 2021 14:23
To: James Cross <James.Cross@arun.gov.uk>; Tabitha Knowles [REDACTED]
Cc: Victoria Barrett-Mudhoo [REDACTED] Clare Catherall
[REDACTED] Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

Hi James

Hope you're well. We have a few points to clarify with you on the Scoping Opinion, please could you review with the relevant colleagues and respond accordingly.

1. **(Cumulative approach)** Para 4.15 states: '*ADC will require other land within the strategic allocation outside of the control of the applicant to be given consideration; subject to relevant information being available*'.
We would like to have a separate discussion with you on this point, and we are currently preparing a note to set out our approach to ensuring that the proposed development is robustly assessed within the context of the surrounding area and also within the strategic allocation. I'll contact you about this in due course.

This requirement derives from the EIA regs which requires development to take into account committed development. Our advice from our Legal Team states that whilst the term *committed* is set out in respect of a number of specific circumstances, we still should not overlook the impact of similar development that is coming forward which will impact upon this and vice-a-versa. You should therefore be looking to include details on land south of Barnham Road, Cala Homes and Pye Homes parcel.

2. **(Air Quality)** Paragraph 4.32, bullet point 1, references the proposed air quality monitoring strategy for the ES. It states that the Environmental Health department is: '*disappointed to see that no real monitoring of air quality is planned as part of the EIA. The Council's two closest air*

quality monitoring sites are in Barnham and at the level crossing in Westergate. However, these are new sites which have only been in existence since January 2020 and have been disrupted by Covid 19 so there is very little real data from the area. I would therefore recommend that baseline data is gathered from the area through real monitoring rather than relying ARUN DISTRICT COUNCIL BN/112/20/EIS SD5 Barnham, Eastergate & Westergate (BEW), Arun, West Sussex October 2020 7 on predictions and modelling. Monitoring locations should be approved by the Council's Environmental Health Team prior to commencement.'

We believe that a site specific monitoring survey would not assist in our assessment for the following reasons:

- Any new monitoring will be conducted in a 'post-Covid19' scenario, and thus be subject to the same uncertainties as Arun's own monitoring data for 2020 – this would therefore make the monitoring no better than the three diffusion tubes deployed by the council in Barnham, "which have only been in existence since January 2020 and have been disrupted by Covid19".
- From the perspective of our assessment, the only reason that monitoring data is required is to calibrate our model. It is anticipated that 2019 traffic data will be used in the baseline air quality model, which means that using 2019 air quality data would allow for consistency within our assessment and avoid issues related to Covid19.
- The most sensitive areas for modelling will be those with existing air quality issues and traffic congestion i.e. Barnham, the A259 to the north of Bognor and the AQMAs in Chichester. There is already 2019 monitoring data available for these locations (Barn20, Yap19, Bog13, Bog18, extensive Chichester sites) which will be used to verify the air quality model. Differences in air quality between the monitoring sites in Bognor and Chichester and locations closer to the site, i.e. traffic flows/speeds, road type and background concentrations, will be accounted for in the model inputs.

Please see attached comments from ADC's EHO team.

3. **(Air Quality)** Paragraph 4.32, bullet point 2 requests clarity on assessment of odour from the sewage treatment works close to the southern site boundary.
To clarify, an odour constraints assessment has been conducted by AQC, covering the whole strategic allocation. Results will be discussed briefly within the chapter for this application, which is for development of the northern section of the allocation, and we have been passed results on to the project team for the southern section of the allocation, which will be subject to a separate application.

Please see attached comments from ADC's EHO team.

4. **(Ecology)** Para. 4.64 states that the LPA requires a Phase 2 habitat survey in addition to ornithological (bird) surveys, botanical surveys and invertebrate surveys. We have followed up with ADC's Ecologist (Liz Annalls) to clarify the need for these surveys and she has confirmed that she is content with our approach of scoping out the need for detailed invertebrate and botanical surveys at BEW. Liz has kindly also sent an email to yourself and your colleague Michael Eastham to confirm this point.

Thank you. Noted. Please make reference to this agreement/correspondence in your ES submission for continuity purposes.

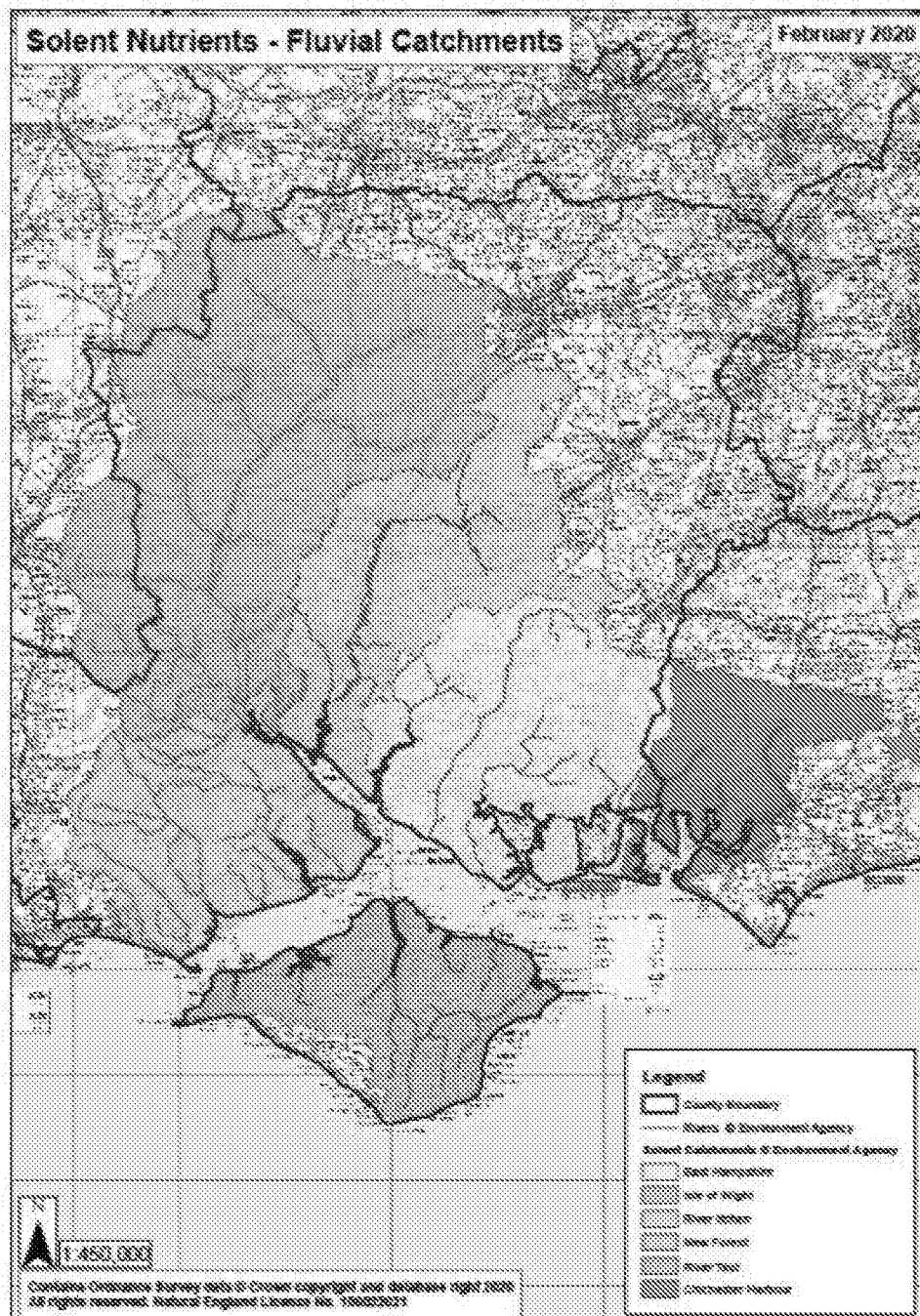
5. **(Water)** Paragraph 4.40 relates to specific details on the wastewater treatment solution for the site. Discussions with Southern Water are ongoing in regards to this matter, and we have an alternative solution if capacity isn't available, which will be set out in the ES.

The solution will be for yourselves to demonstrate development can be brought forward in line with capacity. Unless detailed otherwise we'd look to phase delivery of units in line with WWT capacity.

6. **(Ecology and Water Environment)** Paragraphs 4.46 and 4.68-4.4.70 (inclusive) reference a precautionary principle in relation to nitrate/nutrient neutrality in relevant SPAs (the Solent SPA and Chichester Harbour SPA). We have reviewed relevant guidance - relating to the Solent and Dorset Coast SPA, and the guidance doesn't apply to the proposed development site as it falls outside of the catchment area draining to the Solent and Chichester Harbour SPAs (map below with

the site location approximately where the red star is). Can we please clarify in relation to both the Ecology and Water Environment ES chapters that impacts of nitrate/nutrient neutrality from the proposed development will not be assessed within these two individual chapters of the ES.

This was always noted as a potential issue arising, as it has been experienced in neighbouring District. We don't want to get caught out mid way through the application process. However, you won't need to include it as at the moment there is no evidence to suggest there are any problems with nitrate neutrality in the District of Arun at this stage.



Please let me know if you have any questions on the above, and also could you confirm receipt of this email.

Kind regards
Nancy

Nancy Stuart
Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

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From: James Cross <james.Cross@arun.gov.uk>

Sent: 11 November 2020 15:46

To: Tabitha Knowles

Cc: Victoria Barrett-Mudhoo; Clare Catherall

Nancy Stuart; Planning.Responses

<Planning.Responses@arun.gov.uk>

Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

CAUTION: This email originated from an external source.

Hi Tabitha,

Please see attached updated version with the amended document reference.

Planning Responses – could the attached please be uploaded to the above file and labelled as ‘Decision’? Could the existing decision be superseded please?

Planning Responses – could you also upload a copy of this email trail for continuity purposes please?

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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From: Tabitha Knowles [redacted]
Sent: 11 November 2020 14:42
To: James Cross <James.Cross@arun.gov.uk>
Cc: Victoria Barrett-Mudhoo [redacted] Clare Catherall
[redacted]; Nancy Stuart [redacted]
Subject: FW: BN/112/20/EIS [NLP-DMS.FID337976]

Hello James,

Thanks for the attached. We will review and if needed revert back with any questions.

In the meanwhile, can we clarify two points:

- Can you please confirm the reference number? The PDF file name and the letter itself contain different reference numbers.
- The Scoping Opinion notes a Scoping Report submission date of 31 August. To note, the Scoping Report was submitted 23 September with an acknowledgment email on 24 September.

Just for completeness, is it possible for the Scoping Opinion letter to be amended to reflect these two points?

Many thanks,
Tabitha

Tabitha Knowles
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
[redacted]
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From: James Cross <James.Cross@arun.gov.uk>
Sent: 11 November 2020 09:45
To: Victoria Barrett-Mudhoo [redacted]
Cc: Clare Catherall [redacted]; Simon Slatford [redacted]
Subject: RE: BN/112/20/EIS

CAUTION: This email originated from an external source.
Hi Tor,

As promised, please find attached a clean PDF version of the Council's response to your EIS Scoping Opinion for BEW. As Simon is stated on the application form I have also copied him into this correspondence.

The attached is the same as that generated by our system; albeit with a more legible version of formatting.

If you have any questions please do not hesitate to contact me on the below details at your convenience.

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning
T: 01903 737500 ext 37784
E: james.cross@arun.gov.uk



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From: Joanne Lewis
Sent: 28 January 2021 12:17
To: James Cross
Subject: FW: BN/112/20/EIS [NLP-DMS.FID337976]

Hi James

Fiona has asked me to look at this case as I made the original comments on the application.

Air Quality;

1. Since my comments made in October 2020 we obviously haven't seen a return to more normal working and travel patterns yet which I had been hoping for. I am therefore inclined to agree that new monitoring at this time won't add anything to an assessment. Providing 2019 air quality monitoring and traffic data is used this should give a sensible baseline on which to base the assessment and avoid Covid 19 issues. I am therefore happy with this explanation assuming that 2019 data is used to verify the air quality model and as stated "differences in air quality between the monitoring sites in Bognor and Chichester and locations closer to the site, i.e. traffic flows/speeds, road type and background concentrations, will be accounted for in the model inputs."

Please note the correct coordinates for the monitoring sites mentioned below as some of these were incorrect in the 2020 ASR published last summer.

13	Rowan Way, Bognor
18	443 Chichester Road
19	B2233 Main Road
20	Barnham Road, Barnham

2. Clarification noted. A detailed odour assessment is likely to be required for the Southern section of the allocation but more general assessment of the whole allocation should be sufficient for the northern allocation unless this raises particular concerns which would warrant further investigation.

Joanne Lewis

Please note that I work part time and during the current restrictions I will be working varying hours across the week.

Joanne Lewis
Senior Environmental Health Officer,
Environmental Health

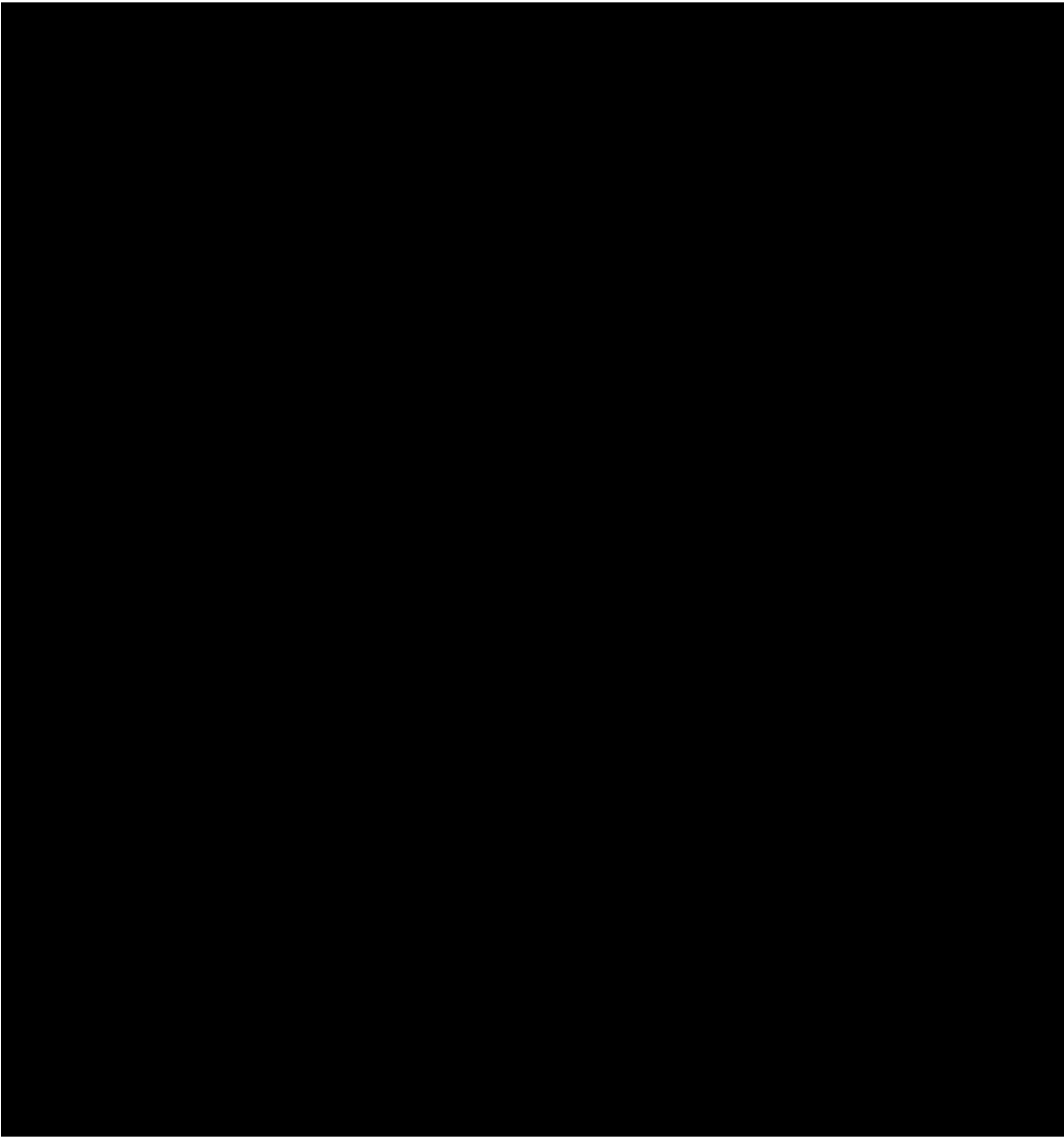
T: 01903 737666
E: joanne.lewis@arun.gov.uk

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From: Nancy Stuart [REDACTED]
Sent: 20 January 2021 15:20
To: James Cross <James.Cross@arun.gov.uk>
Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

Great, thank you James.

Nancy Stuart
Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG



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From: James Cross <james.Cross@arun.gov.uk>

Sent: 20 January 2021 15:15

To: Nancy Stuart [REDACTED]

Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

CAUTION: This email originated from an external source.

Hi Nancy,

Yes I'll work towards that. It seems most of the issues we can address at Officer level and not require too much input. Scope of surveys and periods to draw data from are all matters we can agree as Officers.

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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From: Nancy Stuart [REDACTED]

Sent: 20 January 2021 14:28

To: James Cross <james.Cross@arun.gov.uk>

Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

Hi James,

As soon as possible within your internal timescales would be ideal so that the team can carry on with their respective assessments. Would 2 weeks time be acceptable?

Kind regards
Nancy

**Nancy Stuart
Planner**

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

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From: James Cross <James.Cross@arun.gov.uk>

Sent: 14 January 2021 12:41

To: Nancy Stuart

Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

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Thanks Nancy. I'll respond in due course. Do you require a response by a specific point in time?

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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From: Nancy Stuart

Sent: 11 January 2021 14:23

To: James Cross <James.Cross@arun.gov.uk>; Tabitha Knowles

Cc: Victoria Barrett-Mudhoo <> Clare Catherall

Hi James

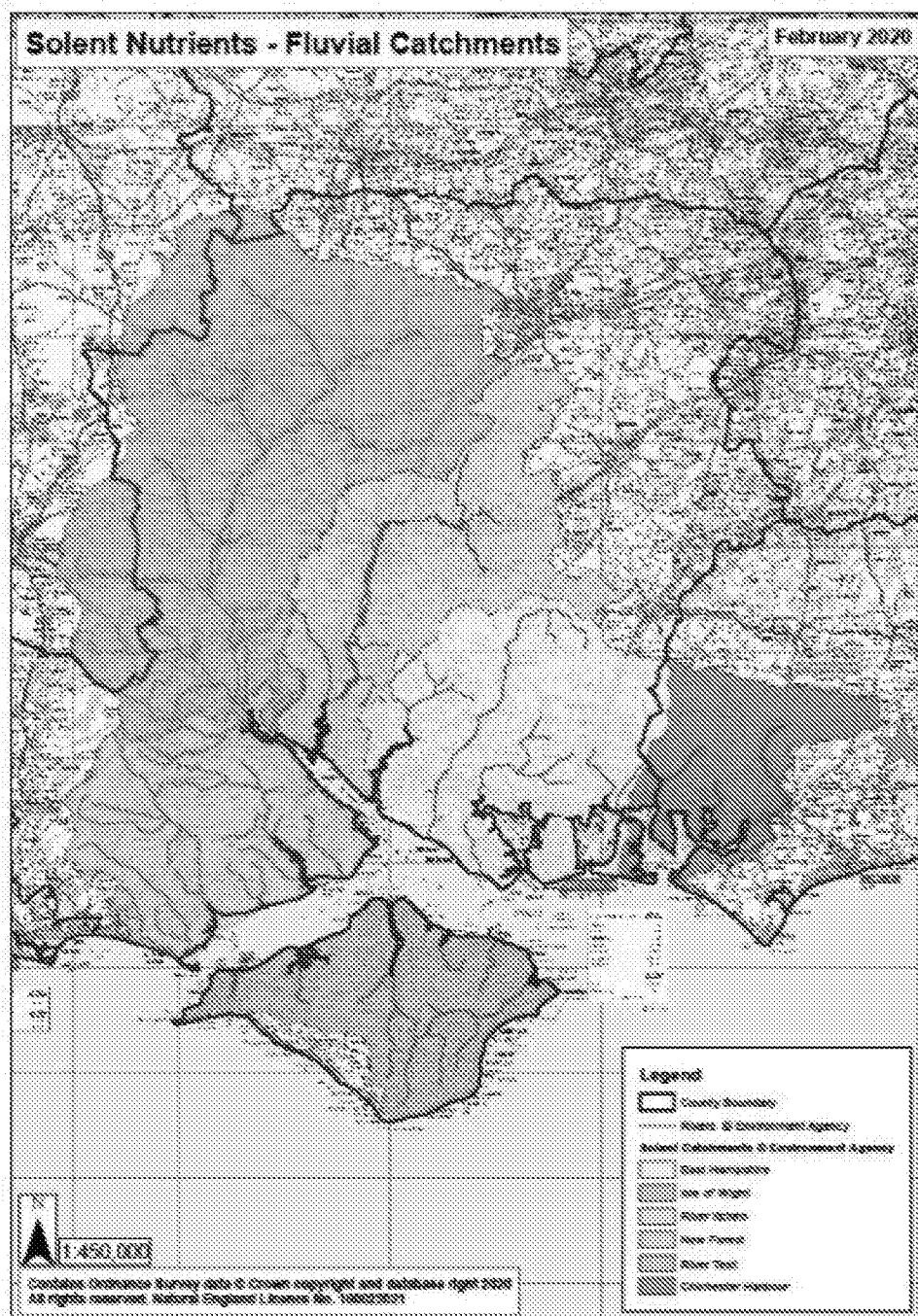
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We believe that a site specific monitoring survey would not assist in our assessment for the following reasons:

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5. **(Water)** Paragraph 4.40 relates to specific details on the wastewater treatment solution for the site. Discussions with Southern Water are ongoing in regards to this matter, and we have an alternative solution if capacity isn't available, which will be set out in the ES.
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Please let me know if you have any questions on the above, and also could you confirm receipt of this email.

Kind regards
Nancy

**Nancy Stuart
Planner**

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

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From: James Cross <james.Cross@arun.gov.uk>

Sent: 11 November 2020 15:46

To: Tabitha Knowles [REDACTED]

Cc: Victoria Barrett-Mudhoo [REDACTED] Clare Catherall

[REDACTED]; Nancy Stuart [REDACTED]; Planning.Responses

<Planning.Responses@arun.gov.uk>

Subject: RE: BN/112/20/EIS [NLP-DMS.FID337976]

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Hi Tabitha,

Please see attached updated version with the amended document reference.

Planning Responses – could the attached please be uploaded to the above file and labelled as ‘Decision’? Could the existing decision be superseded please?

Planning Responses – could you also upload a copy of this email trail for continuity purposes please?

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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From: Tabitha Knowles [REDACTED]
Sent: 11 November 2020 14:42
To: James Cross <James.Cross@arun.gov.uk>
Cc: Victoria Barrett-Mudhoo [REDACTED]; Clare Catherall [REDACTED]; Nancy Stuart [REDACTED]
Subject: FW: BN/112/20/EIS [NLP-DMS.FID337976]

Hello James,

Thanks for the attached. We will review and if needed revert back with any questions.

In the meanwhile, can we clarify two points:

- Can you please confirm the reference number? The PDF file name and the letter itself contain different reference numbers.
- The Scoping Opinion notes a Scoping Report submission date of 31 August. To note, the Scoping Report was submitted 23 September with an acknowledgment email on 24 September.

Just for completeness, is it possible for the Scoping Opinion letter to be amended to reflect these two points?

Many thanks,
Tabitha

Tabitha Knowles
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
[REDACTED]

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From: James Cross <James.Cross@arun.gov.uk>
Sent: 11 November 2020 09:45
To: Victoria Barrett-Mudhoo [REDACTED]
Cc: Clare Catherall [REDACTED]; Simon Slatford [REDACTED]
Subject: RE: BN/112/20/EIS

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Strategic Sites Project Officer, Planning

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