

FAO Patrick Arthurs
Planning Department
Arun District Council
1 Matravers Road
Littlehampton
BN17 5LF

Date: 21 December 2023
Our ref: 14677/01/PR/ITl/27628542v1

Dear Patrick

BEW Parcel SC1: Amendments to Application Ref. BN/11/22/OUT

On behalf of our client, the Southern Consortium (comprising C.C. Projects, Ashmarden Limited and Hanbury (PM) Limited), we write in relation to the above application, validated by ADC on 4 February 2022, which seeks outline planning permission for development at the land south of Barnham Road and north of the railway line, as well as the route of the A29 realignment south of Barnham Road, referred to as BEW Parcel SC1. The site forms part of the Barnham Eastergate and Westergate (BEW) allocation in the Arun Local Plan (Policy H SP2C SD5). The description of development is:

Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

Application Documents

This letter is accompanied by several updated drawings and documents. Annex 1 sets out a full list of documents originally submitted with the application and highlights where updated or new information is being submitted, including where this supersedes previous documents. In addition, a Supplementary Planning Statement is enclosed which sets out the proposed amendments to the original scheme in detail and provides detailed commentary on consultee responses received on the application.

Scheme Amendments

Throughout the determination period, detailed discussions have been held with a number of statutory consultees who have commented on the application. This submission includes amendments to address comments from these consultees, namely:

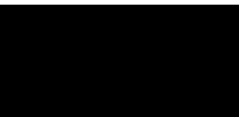
- 1 Amendments to the detailed design of the A29 to address feedback from WSCC Highways; and
- 2 Inclusion of a flood compensation scheme to address feedback from the EA, which has resulted in a minor amendment to the application site boundary.

These amendments are described in detail in the enclosed Supplementary Planning Statement.

Concluding Remarks

We trust that the enclosed documents address the comments raised by consultees in relation to application BN/11/22/OUT and that on this basis you are able to determine the application. Should you have any queries regarding the submitted information, please do not hesitate to contact me or Pauline Roberts at this office.

Yours sincerely

A solid black rectangular box used to redact the signature of Isabella Tidswell.

Isabella Tidswell

Planner

MA (Hons) MSc

Annex 1: Document and Drawing Schedule

Planning Documents	Author	Previous Date/Revision	Updated Date/Revision (where applicable)
Planning application form, notices and certificates	Lichfields	January 2022	December 2023
CIL Information Requirements Form	Lichfields	January 2022	-
Landscape Strategy	Fabrik	January 2022 (Rev PL03)	September 2023 (Rev PL08)
Planning Statement, including draft S106 Heads of Terms and Affordable Housing Statement	Lichfields	January 2022	-
Sustainability and Energy Strategy	Hoare Lea	January 2022	-
Design and Access Statement	JTP	January 2022	July 2023
Design Principles Document	JTP	January 2022	July 2023
Statement of Community Involvement	Lichfields	January 2022	-
Minerals Resource Assessment	Pell Frischmann	January 2022	-
A29 Design Statement (including Overbridge Options Report Rev 5 and Lidsey Rife Bridge Options Technical Note P04)	Pell Frischmann	January 2022 (Rev F2)	May 2023 (Rev F5)
Land Contamination Desk Study	Pell Frischmann	January 2022	-
Arboricultural Impact Assessment	Pell Frischmann	January 2022	-
Planning Statement Addendum	Lichfields	-	December 2023
Approved Departures from Standards (Highways) (Refs DFS2-280-286) (for information only)	Pell Frischmann	-	July 2023
Network Rail Certificates of Approval (for information only) (refs 57752 and 57757)	Network Rail	-	July 2023

Environmental Statement Addendum			
Chapter	Author	Previous Date/Revision	Date/Revision
Volume I			
Environmental Statement Addendum	Lichfields	-	December 2023
Non-Technical Summary	Lichfields	January 2022	January 2022 (Updated November 2023)
Appendices			
Appendix 1: Updated Site Location Plan	JTP	Appendix A1 of the ES (January 2022)	18.09.23 Rev P2
Appendix 2: Updated Highways Drawings	Pell Frischmann	Appendix C1 of the ES (January 2022)	See Drawings Table in ES Addendum

			(December 2023) for complete list
Appendix 3: Updated Parameter Plans	JTP	Appendix C1 of the ES (January 2022)	See Drawings Table in ES Addendum (December 2023) for complete list
Appendix 4: Responses to clarifications to WSCC Highway and NH comments in full	Pell Frischmann	-	Date range: 17 May 2022 – 13 June 2023
Appendix 5: Responses to clarifications to Environment Agency comments in full	Pell Frischmann	-	Date range: 5 October 2022 – April 2023
Appendix 6: Updated Flood Risk Assessment (FRA)	Pell Frischmann	Appendix K1 of the ES (January 2022)	September 2023 Rev P05

Environmental Statement (previous submission – for info)		Date/Revision
Chapter	Author	
Volume I		
A Intro, Policy & Background	Lichfields	January 2022
B Scope & Methodology	Lichfields	January 2022
C Site and Scheme Description	Lichfields	January 2022
D Transport and Accessibility	Pell Frischmann	January 2022
E Landscape and Views	Fabrik	January 2022
F Ecology	Ecology Solutions	January 2022
G Air Quality	Air Quality Consultants Ltd	January 2022
H Noise and Vibration	AF-Acoustics	January 2022
I Historic Built Environment	Development Archaeology Services (ARCDAS)	January 2022
J Archaeology	Development Archaeology Services (ARCDAS)	January 2022
K Water Environment and Drainage	Pell Frischmann	January 2022
L Socio-Economics	Lichfields	January 2022
M Climate Change and Resilience	Hoare Lea	January 2022
N Cumulative Impact Assessment	Lichfields	January 2022
O Mitigation and Monitoring	Lichfields	January 2022
Volume III		
Non-Technical Summary	Lichfields	January 2022

Environmental Statement Volume II – Appendices (Previous submission – for info)		Date/Revision
Appendices	Title	
Appendix A1	Site Location Plan	Rev P1

Appendix A2	ES Developer Sign-off Sheets	September 2021
Appendix B1	2020 EIA Scoping Report (23 September 2020);	23 September 2020
Appendix B2	2020 EIA Scoping Opinion (11 November 2020);	11 November 2020
Appendix B3	Cumulative assessment briefing note	9 June 2021
Appendix B4	Scoping correspondence following scheme design iterations	4 October 2021
Appendix C1	Scheme Plans (Parameter Plans and Detailed Access Drawings)	January 2022
Appendix C2	Framework Masterplan	Rev P4
Appendix C3	Outline CEMP	January 2022
Appendix C4	Demolition Plan	Rev P1
Appendix C5	Lighting Assessment	Rev D3 (January 2022)
Appendix D1	Transport Assessment (TA)	Rev F1 (January 2022)
Appendix D2	Framework Travel Plan (FTP)	Rev F1 (January 2022)
Appendix E1	LVIA Methodology	November 2021
Appendix E2	Plans and Photos	November 2021
Appendix E3	Verified Visual Montages	November 2021
Appendix E4	A3 photos	November 2021
Appendix F1	Figure F1: Application Site Location and Ecological Designations	Rev A
Appendix F2	Figure F2.1: Ecological Features (North)	Rev A
Appendix F3	Figure F2.2: Ecological Features (South)	Rev A
Appendix F4	Figure F3: Protected Species	Rev A
Appendix F5	Figure F4: Great Crested Newt Pond Survey Plan	Rev A
Appendix G1	Construction Dust Assessment Procedure	January 2022
Appendix G2	EPUK & IAQM Planning for Air Quality Guidance	January 2022
Appendix G3	Professional Experience	January 2022
Appendix G4	Modelling Methodology	January 2022
Appendix G5	Receptor Locations	January 2022
Appendix G6	Emissions Mitigation Statement	January 2022
Appendix G7	Email Consultation with Arun District Council	January 2022
Appendix H1	Noise Glossary	January 2022
Appendix H2	Graphs of baseline survey results	January 2022
Appendix H3	Construction noise plant lists	January 2022
Appendix H4	Traffic noise assessment	January 2022
Appendix H5	Noise Chapter Figures	January 2022
Appendix I1	An Archaeological Desk Based Assessment ('DBA') of Land at BEW including assessment of built heritage assets (October 2021)	January 2022

Appendix K1	Flood Risk Assessment	P03 (January 2022)
Appendix K2	Sustainable Drainage Report	P03 (January 2022)
Appendix K3	HEWRAT Analysis	January 2022
Appendix N1	Cumulative Schemes Plan	December 2021

Drawings

(For approval unless otherwise indicated)

Ref.	Title	Previous Revision	Scale	Size	Updated Revision (where applicable)
00605B_S07	Site Location Plan	P1	1:2500	A0	P2
00605B_S05	Demolition Plan	P1	1:5000	A3	-
00605B_PP01	Land Use Parameter Plan	P1	1:5000	A3	P2
00605B_PP03	Building Heights Parameter Plan	P1	1:5000	A3	P2
00605B_PP04	Landscape and Green Infrastructure Parameter Plan	P1	1:5000	A3	P2
00605B_PP07	Access and Movement Parameter Plan	P1	1:5000	A2	P3
00605B_PP05	Development Areas Parameter Plan	P1	1:5000	A3	P2
Supporting Plans					
BEW-001	Photos of Existing Buildings to be Demolished	n/a	n/a	n/a	-
00605B_S_06	Illustrative Masterplan	P1	1:2000	A1	-
Highways Drawings					
A29 General Arrangements					
A13394-PF-ZZ-XX-DR-CD-00001	Masterplan Highway Corridor Including Junctions	P05	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00100	A29 Link Road General Arrangement Sheet 1	P06	1:500	A0	P10
A13394-PF-ZZ-XX-DR-CD-00101	A29 Link Road General Arrangement Sheet 2	P06	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00102	A29 Link Road General Arrangement Sheet 3	P06	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00103	A29 Link Road General Arrangement Sheet 4	P06	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00104	A29 Link Road General Arrangement Sheet 5	P06	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00105	A29 Link Road General Arrangement Sheet 6	P06	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00106	A29 Link Road General Arrangement Sheet 7	P06	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00107	A29 Link Road General Arrangement Sheet 8	P06	1:500	A0	P10
A13394-PF-ZZ-XX-DR-CD-00108	A29 Link Road General Arrangement Sheet 9	P03	1:500	A0	P06
A13394-PF-ZZ-XX-DR-CD-00109	A29 Link Road General Arrangement Sheet 10	P03	1:500	A0	P06
A29 Level Principles					

A13394-PF-ZZ-XX-DR-CD-00400	A29 Link Road Earthworks And Construction Extents Sheet 1	P05	1:500	A0	P09
A13394-PF-ZZ-XX-DR-CD-00401	A29 Link Road Earthworks And Construction Extents Sheet 2	P05	1:500	A0	P08
A13394-PF-ZZ-XX-DR-CD-00402	A29 Link Road Earthworks And Construction Extents Sheet 3	P05	1:500	A0	P08
A13394-PF-ZZ-XX-DR-CD-00403	A29 Link Road Earthworks And Construction Extents Sheet 4	P05	1:500	A0	P08
A13394-PF-ZZ-XX-DR-CD-00404	A29 Link Road Earthworks And Construction Extents Sheet 5	P05	1:500	A0	P08
A13394-PF-ZZ-XX-DR-CD-00405	A29 Link Road Earthworks And Construction Extents Sheet 6	P05	1:500	A0	P08
A13394-PF-ZZ-XX-DR-CD-00406	A29 Link Road Earthworks And Construction Extents Sheet 7	P05	1:500	A0	P08
A13394-PF-ZZ-XX-DR-CD-00407	A29 Link Road Earthworks And Construction Extents Sheet 8	P05	1:500	A0	P08
Lighting Contours					
A13394-PF-ZZ-XX-DR-CD-00600	A29 Link Road Street Lighting and Contours Design	P03	1:1000	A0	-
A13394-PF-ZZ-XX-DR-CD-00601	A29 Link Road Street Lighting and Contours Design	P03	1:1000	A0	-
A13394-PF-ZZ-XX-DR-CD-00602	A29 Link Road Street Lighting and Contours Design	P03	1:1000	A0	-
Highways landscaping drawings					
D2898-FAB-00-XX-DR-L-1000	Soft Landscape General Arrangement Plan – Sheet 1 of 8	PL01	1:500	A0	PL02
D2898-FAB-00-XX-DR-L-1001	Soft Landscape General Arrangement Plan – Sheet 2 of 8	PL01	1:500	A0	PL03
D2898-FAB-00-XX-DR-L-1002	Soft Landscape General Arrangement Plan – Sheet 3 of 8	PL01	1:500	A0	PL03
D2898-FAB-00-XX-DR-L-1003	Soft Landscape General Arrangement Plan – Sheet 4 of 8	PL01	1:500	A0	PL03
D2898-FAB-00-XX-DR-L-1004	Soft Landscape General Arrangement Plan – Sheet 5 of 8	PL01	1:500	A0	PL03
D2898-FAB-00-XX-DR-L-1005	Soft Landscape General Arrangement Plan – Sheet 6 of 8	PL01	1:500	A0	PL03
D2898-FAB-00-XX-DR-L-1006	Soft Landscape General Arrangement Plan – Sheet 7 of 8	PL01	1:500	A0	PL03
D2898-FAB-00-XX-DR-L-1007	Soft Landscape General Arrangement Plan – Sheet 8 of 8	PL01	1:500	A0	PL03
D2898-FAB-00-XX-DR-L-1008	Soft Landscape General Arrangement Plan – Sheet 9 of 8	PL01	1:500	A0	PL03
Additional Drawings (Supporting Documents Only, Not For Approval)					
13394-PEF-ZZ-XX-M2-S-000001	A29 BEW Proposed Bridge FEP GA	-	Not to scale	-	P08

13394-PEF-ZZ-XX-M2-S-000003	Initial Bridge Options 30m Single Span Frame Abutment	-	Not to scale	-	P07
-	A29 Full Layout	-	-	-	Rev H
A13394-PEF-GEN-XX-DR-C-0501	Highway Drainage Layout	-	1:500	A0	P11
A13394-PEF-GEN-XX-DR-C-0502	Highway Drainage Layout	-	1:500	A0	P10
A13394-PEF-GEN-XX-DR-C-0503	Highway Drainage Layout	-	1:500	A0	P10
A13394-PEF-GEN-XX-DR-C-0504	Highway Drainage Layout	-	1:500	A0	P10
A13394-PEF-GEN-XX-DR-C-0505	Highway Drainage Layout	-	1:500	A0	P10
A13394-PEF-GEN-XX-DR-C-0506	Highway Drainage Layout	-	1:500	A0	P10
A13394-PEF-GEN-XX-DR-C-0507	Highway Drainage Layout	-	1:500	A0	P10
A13394-PEF-GEN-XX-DR-C-0508	Highway Drainage Layout	-	1:500	A0	P10
A13394-PEF-GEN-XX-DR-C-0509	Highway Drainage Layout	-	1:500	A0	P11
A13394-PEF-GEN-XX-DR-C-0510	Highway Drainage Layout	-	1:500	A0	P10
A13394-PF-ZZ-SK-DR-CD-00004	Lidsey Farm/Lidsey Caravan Park Swept Path Analysis	-	1:500	A1	P02
A13394-PF-ZZ-SK-DR-CD-00005	Hanbury Link Existing Landfill and Summer Barn Swept Path Analysis	-	1:500	A1	P02
A13394-PF-ZZ-SK-DR-CD-00006	Lidsey Farm/Existing Manoeuvres Swept Path Analysis	-	1:500	A1	P02
A13394-PF-ZZ-SK-DR-CD-00007	BEW Development Masterplan Railway Crossing Review	-	1:500	A0	P01
A13394-PF-ZZ-SK-DR-CD-00008	Main A29 Route Junction Access Swept Path Analysis	-	1:250	A1	P01
A13394-PF-ZZ-TR-DR-CD-00001	Swept Path Analysis Refuse Vehicle	-	1:200	A1	P00
A13394-PF-ZZ-TR-DR-CD-00002	Swept Path Analysis Refuse Vehicle	-	1:200	A1	P00
A13394-PF-ZZ-XX-DR-CD-00500	A29 Link Road A29-4 Roundabout Design Audit	-	1:250	A0	P07
A13394-PF-ZZ-XX-DR-CD-00501	A29 Link Road A29-5 Roundabout Design Audit	-	1:250	A0	P07
A13394-PF-ZZ-XX-DR-CD-00502	A29 Link Road A29-9 Roundabout Design Audit	-	1:250	A0	P07
A13394-PF-ZZ-XX-DR-CD-00503	A29 Link Road A29-11 Roundabout Design Audit	-	1:250	A0	P07

A13394-PF-ZZ-XX-DR-CD-00504	A29 Link Road A29-13 Roundabout Design Audit	-	1:250	A0	P07
A13394-PF-ZZ-XX-DR-CD-00505	A29 Link Road A29-14 Roundabout Design Audit	-	1:250	A0	P07
A13394-PF-ZZ-XX-DR-CD-00700	A29 Link Road A29-4 Roundabout Swept Path Analysis	-	1:250	A0	P02
A13394-PF-ZZ-XX-DR-CD-00701	A29 Link Road A29-5 Roundabout Swept Path Analysis	-	1:250	A0	P02
A13394-PF-ZZ-XX-DR-CD-00702	A29 Link Road A29-9 Roundabout Swept Path Analysis	-	1:250	A0	P02
A13394-PF-ZZ-XX-DR-CD-00703	A29 Link Road A29-11 Roundabout Swept Path Analysis	-	1:250	A0	P02
A13394-PF-ZZ-XX-DR-CD-00704	A29 Link Road A29-13 Roundabout Swept Path Analysis	-	1:250	A0	P02
A13394-PF-ZZ-XX-DR-CD-00705	Hanbury Link Road Lidsey Road Roundabout Tracking	-	1:250	A0	P02
A13394-SK035	Proposed TRO Changes on existing Lidsey Road as part of new A29 Alignment	-	1:250	A0	P03
A13394-SK036	Southern Water Access Swept Path Analysis	-	1:250	A0	P01
A13394-SK043	Existing A29 Visibility Splays	-	1:250	A0	P01