

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:

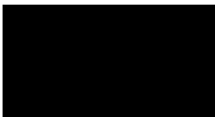
- 1 Amendments to the detailed design of the A29 to address feedback from WSCC Highways; and
- 2 Inclusion of a flood compensation scheme to address feedback from the EA, which has resulted in a minor amendment to the application site boundary.

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



**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                        |
| <b>Volume I</b>                        |                 |                                      |                                      |
| Environmental Statement Addendum       | Lichfields      | -                                    | December 2023                        |
| Non-Technical Summary                  | Lichfields      | January 2022                         | January 2022 (Updated November 2023) |
| <b>Appendices</b>                      |                 |                                      |                                      |
| 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)<br>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                                    |               |
| <b>Volume I</b>                                          |                                           |               |
| 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  |
| <b>Volume III</b>                                        |                                           |               |
| 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                                  |
| <b>Supporting Plans</b>         |                                                   |                   |        |      |                                     |
| BEW-001                         | Photos of Existing Buildings to be Demolished     | n/a               | n/a    | n/a  | -                                   |
| 00605B_S_06                     | Illustrative Masterplan                           | P1                | 1:2000 | A1   | -                                   |
| <b>Highways Drawings</b>        |                                                   |                   |        |      |                                     |
| <b>A29 General Arrangements</b> |                                                   |                   |        |      |                                     |
| 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                                 |
| <b>A29 Level Principles</b>     |                                                   |                   |        |      |                                     |

|                                                                          |                                                           |      |              |    |      |
|--------------------------------------------------------------------------|-----------------------------------------------------------|------|--------------|----|------|
| 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  |
| <b>Lighting Contours</b>                                                 |                                                           |      |              |    |      |
| 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 | -    |
| <b>Highways landscaping drawings</b>                                     |                                                           |      |              |    |      |
| 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 |
| <b>Additional Drawings (Supporting Documents Only, Not For Approval)</b> |                                                           |      |              |    |      |
| 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 |