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From: James Cross <James.Cross@arun.gov.uk>
Sent: 18 February 2021 15:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/135/20/PL - Boweries, Barnham Road, Barnham

Hi Planning Responses,

Could you please upload the below and attached to the above application file 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: Kerry Simmons [REDACTED]
Sent: 18 February 2021 14:44
To: James Cross <James.Cross@arun.gov.uk>
Subject: RE: BN/135/20/PL - Boweries, Barnham Road, Barnham

Hi James,

Thank you for your email. Please see our notes in response below:

Drainage: Noted

Highways: We will work with Mayer Brown to provide the additional modelling.

Accessibly Standards: The applicant agrees for this to be dealt with by way of condition.

Open Space Provision: Noted - No further comment required.

Foul Water: The intention is to connect into the existing foul drain. It is our understanding that this is done on a first come first serve basis following the grant of planning permission. If Southern Water reject the connection then the burden would be on the developer to re-plan accordingly. Is this your understanding of the protocol or do you require something more specific?

We are progressing the outstanding highway matters and have now provided Stephen Gee with all the requested information – once he has responded we will submit the additional information to you for completeness.

I trust the above is of assistance. We are keen to work with you in line with 14th April for a determination. Do come back to me if you require anything further.

Many thanks,
Kerry

Kerry Simmons
Partner



www.ss-p.co.uk

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From: James Cross <James.Cross@arun.gov.uk>
Sent: 17 February 2021 10:13
To: Kerry Simmons [REDACTED]
Subject: RE: BN/135/20/PL - Boweries, Barnham Road, Barnham

Hi Kerry,

Drainage

Many thanks for this. As you will appreciate I hadn't actually seen the groundwater monitoring and infiltration testing results myself, nor when liaising with our Drainage Engineers was this highlighted. Following yesterday's email I've liaised with Sarah Burrows this morning and she has confirmed that, in principle, and subject to checking with managers, that the proposed solution is adequate. I think the mis-understanding here has arisen with the use of 'Infiltration Basin' – which insinuates impermeable crating. Sarah has confirmed these would in fact be permeable crates in line with infiltration. Such an approach accords with the surface water management hierarchy adopted by the Council.

Subject to Sarah's comments coming back favourably, I'm happy to proceed with the application favourably, in respect of drainage design.

Highways/Traffic Flows

The other main outstanding matter I have on this application (which I feel should be surmountable) is that of traffic flows. The submitted scheme assumes that the site is a cul-de-sac configuration. However, as the BEW scheme progresses and gets delivered, your junction onto Barnham Road will have the ability to route additional traffic which has not been planned for. There are two solutions to this:

- 1) *Provide additional highways modelling to demonstrate the junctions would operate acceptably; or*
- 2) *Make the internal road available for adoption so this can be blocked up at the relevant point in time*

This issue has also arisen in the determination of the Warwick Nursery application (BN/153/20/PL) and I have asked the applicants to progress (1) above. This would be ADC's preference in the interests of permeability. However, such permeability needs to operate safely and within capacity. I understand Warwick Nursery's agent might have been in contact with you on this point, but I would be happy for a joined up response on this matter, if you feel this is appropriate?

Accessible and Adaptable Standards

The Arun Design Guide SPD has been adopted within the lifetime of this application. In this SPD it makes reference to providing accessible and adaptable homes as part of the housing mix. ADC are seeking to secure a number of M4(2) and M4(3) standard homes in each development. This is underpinned by the aging demographic in the District, and the requirement for housing to respond to the housing needs of the area. I am happy to require such a matter via condition attached to any consent. If you confirm your acceptability I would be most grateful? Alternatively, if you're happy to indicate which units could be provided to these standards on a plan then I can condition this accordingly?

Connections Across Barnham Road

ADC welcome the green link running along the western boundary of the site, and appreciate the lengths gone to cost this. However, such a connection goes up to Barnham Road and does not extend to the opposite side; limiting the effectiveness of such a connection. Could you confirm if, or if not, whether the applicant's intention is to provide a crossing via S278 agreement? You will note in the Draft Heads of Terms that I have included a provision for this. This provision would ensure the Green Link works effectively throughout the site.

Open Space Provision

I note that POS on the site is questionable. Whilst Landscape and Greenspace have not raised any formal objection in this regard, the attenuation tank at the south of the site will likely need to be shown as an attenuation basin. Such an approach is consistent with the SuDs design strategy and also endorsed Framework Masterplan. I assume this has been detailed as an underground crate to resolve this issue. A surface attenuation basin will cut into the POS of the site as, under the ADC Design Guide SPD, attenuation basins do not count towards open space. However, on balance, I am happy for this basin to be surface level attenuation without raising any concerns in terms of quantitative open space; given the biodiversity and amenity benefits that would result.

Foul Water

Could you confirm what the proposed strategy is, in terms of capacity at Waste Water Treatment Works and delivery of units, in regard to this development? I note the site proposes to connect to mains sewerage for foul, but your confirmation on this point would be appreciated? You will note there are capacity issues on the wider network. I would feel more comfortable having some evidence on this point, rather than resolving the matter by conditions which could be considered Grampian in nature.

Conclusions

I don't feel that any of the above issues are necessarily unsurmountable but if you could confirm the above points by response to this email I would be most grateful? We may well need to agree to a further extension of time in light of the additional highways information. I would look to concluding this application in line with BN/153/20/PL which is due for determination by no later than 14 April 2021.

Please note the above contents of this email is provided on a without prejudice, non-binding basis. ADC and any Officer or Member acting on their behalf reserves the right to determine the application at their discretion.

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: Kerry Simmons [REDACTED]
Sent: 16 February 2021 17:33
To: James Cross <James.Cross@arun.gov.uk>
Subject: RE: BN/135/20/PL - Boweries, Barnham Road, Barnham
Importance: High

Hi James,

Thank you for your email.

As you may recall the applicant has undertaken the infiltration testing (please see attached email) but this was not submitted due to the Council's Drainage Engineer advising in the consultation response that all outstanding drainage information could be required by condition. The project drainage engineer has also been in direct contact with Sarah Burrows (ADC Drainage Engineer) and confirmed that the drainage proposals are acceptable. For the purpose of clarification and completeness please see attached the BRE365 infiltration tests which confirms that the drainage layout submitted as part of this application can be adopted. This is also supported by the winter ground water monitoring (attached) undertaken last year.

I trust this addresses the concerns raised and that the application can continue to progress to a positive outcome. We have received your email and draft Heads of Terms which we are reviewing to provide you with our comments, and are also progressing the outstanding highway information direct with Stephen Gee at WSCC.

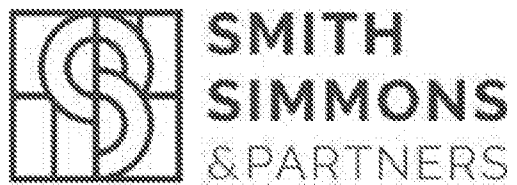
I would be grateful if you could confirm that you are happy to proceed with the application.

Kind regards,
Kerry

Kerry Simmons
Partner

[REDACTED]

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