

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

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The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

T: 01903 737453

E: amanda.scholes@arun.gov.uk



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

Sent: 12 April 2021 09:12

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BN/135/20/PL - Boweries, Barnham Road

Hi Planning Responses,

Could the below extension of time agreement please be uploaded 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: Edward Rees [REDACTED]
Sent: 12 April 2021 08:58
To: James Cross <James.Cross@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: RE: BN/135/20/PL - Boweries, Barnham Road

It does – thank you. Please take this email as confirmation that the extension is agreed.

Warm regards,

Edward Rees
[REDACTED]

[REDACTED]

From: James Cross <James.Cross@arun.gov.uk>
Sent: 12 April 2021 08:54
To: Edward Rees [REDACTED]
Cc: Kerry Simmons [REDACTED]
Subject: RE: BN/135/20/PL - Boweries, Barnham Road

Of course. The site falls within the Singleton and Cocking Tunnels SAC (12km buffer zone) which is used by two species of bats for foraging and commuting potential. ADC's AA concludes that subject to the mitigation measures detailed (buffer zones in construction, construction management plan, lighting scheme etc) then no significant likely effect would result. The Appropriate Assessment is being sent off to Natural England this week and generally takes approximately 10 working days to receive a response.

Your Ecological Surveys undertaken noted presence of bats, though not the two specific species common to the SAC (which lies within the SDNP, but the site forms part of the 12km buffer). Therefore, we've concluded that likely significant effects won't result.

Following the *People over Wind* judgement we are required to undertake an AA at the point of determining the application and cannot rely on the Assessment undertaken at Local Plan Stage. Notwithstanding this, the Local Plan Assessment concluded no likely significant effects – we are just confirming this is still the case at the date of decision, as required by the *People over Wind* judgement.

Hope this clarifies matters but please do not hesitate to contact me on the below details if you require further information?

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: Edward Rees [REDACTED]
Sent: 12 April 2021 08:49
To: James Cross <James.Cross@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: RE: BN/135/20/PL - Boweries, Barnham Road

Thanks James,

Can you confirm what the Council's Appropriate Assessment being reviewed by Natural England is, and where you have got to in this process. It would just be helpful for us to understand.

Warm regards,

Edward Rees
[REDACTED]

From: James Cross <James.Cross@arun.gov.uk>
Sent: 12 April 2021 08:47
To: Edward Rees [REDACTED]

Cc: Kerry Simmons [REDACTED]
Subject: RE: BN/135/20/PL - Boweries, Barnham Road

Hi Ed,

You will note that the application is due for determination by the 14 April 2021. As we are still awaiting for the Council's Appropriate Assessment to be reviewed by Natural England, and also awaiting the conclusion of the S106 agreement, can I propose that we extend the application period until 14 May 2021?

If the application can be determined ahead of this date (favourably) then the Council will do so.

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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