

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 February 2021 08:51
To: Planning Scanning
Subject: FW: Land South of Barnham Station (Application Ref: BN/142/20/OUT
Attachments: Response to Landscape and Leisure.pdf

Amanda Scholes

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From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 15 February 2021 15:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Land South of Barnham Station (Application Ref: BN/142/20/OUT

Please could you upload the following e-mail and attachment to the application folder BN/142/20/OUT as correspondence from the applicant?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598
E: raymond.cole@arun.gov.uk



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From: Adam Ross [REDACTED]
Sent: 12 February 2021 17:48
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Zoe Knott [REDACTED]
Subject: Land South of Barnham Station (Application Ref: BN/142/20/OUT

Raymond

I hope you are well.

To assist your considerations, please find attached a letter clarifying some issues raised in the consultation response from the Council's Greenspace and Landscape Officer (whilst noting the conclusion that there is no objection in any event).

All the best

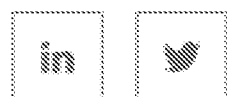
Adam

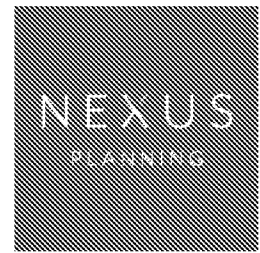
Adam Ross
Executive Director

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Raymond Cole
Arun District Council

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Reading RG1 1LX

Sent by email only

12 February 2021

Our Ref: AR/34862

Dear Raymond

Land South of Barnham Station (Application Ref: BN/142/20/OUT)
Leisure and Greenspace Consultation Response

I write with regard to the above application, and specifically in relation to the consultation response dated 28th January 2021 from Sue Howell, the Council's Leisure and Landscape Officer. You will have noted, and we welcome, the identified 'Recommendation / Conclusion' which confirms that:

"I would have no landscape objection to the BN/142/20/OUT proposals as presented based on the illustrative site layout submitted."

However, there are a few matters / issues identified in this consultation response that I would like to clarify in order to assist you.

Lack of LVIA / EIA

The consultation response states that '*LVIA and Environmental Impact Assessment information is lacking from this application and will be required for submission*'. I assume this sentence appears in error as it is evident that:

- i. this is a live planning application that has already been submitted;
- ii. a Landscape and Visual Impact Assessment (LVIA) produced by Aspect was submitted with the application; and
- iii. no EIA is required for a development of this scale having regard to relevant government guidance, as justified clearly in the Screening Request dated 17th September 2020 (a conclusion confirmed verbally by you in our pre-application meeting on 27th October 2020).

London Birmingham Manchester Reading

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Open Space Provision

Whilst not identified as an issue, the consultation response notes that there will be a requirement to confirm that the quantum of open space accords with the provisions of the Council's Open Space SPD January 2020.

As you will be aware the quantum of open space proposed and its accordance with the provisions of the SPD (the proposals in fact provide a level of open space significantly higher than required by the SPD) is clarified in the table on page 28 of the submitted Planning Statement.

Allotment Contribution

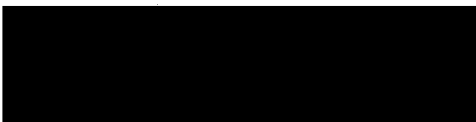
The consultation response states that *"Off-site allotment contribution would also be triggered from this development"*. The application proposals specifically provide for an area of new allotments on site, having regard to identified local needs in Barnham. Whilst it would be appropriate to discuss and agree how these allotments are managed, it is evident that no such contribution for off-site provision would be appropriate.

Management

Finally, the consultation response states that a clear indication of the proposed future management of the open space must be set out. It is intended that all of the open space provided should be maintained by a private management company, to a specification to be discussed with the Council and secured by condition or Section 106 Agreement (an approach we know is acceptable to the Council having regard to other developments in the district). We look forward to discussing this matter further.

The confirmation that there is no objection to the proposals in terms of greenspace / landscape is welcomed. I hope that the above assists you but if you have any questions please contact my colleague Zoe Knott or myself.

Yours sincerely



Adam Ross
Executive Director

cc: Sue Howell – Leisure and Landscape Officer