

[REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 05 November 2019 13:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: EG/22/19/OUT - Boweries, Barnham

Please upload the attached Designer's Response onto Ocella for EG/22/19/OUT – The Boweries, Barnham Road.

Thanks,

Michael

From: Paul White [REDACTED]
Sent: 05 November 2019 13:25
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: EG/22/19/OUT - Boweries, Barnham

Hi Michael,
Signed and attached.
Kind regards

Paul D White BA(Hons) Dip MRTPI
Director of Planning
[REDACTED]



RIBA



RTP

PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 05 November 2019 12:56
To: Paul White [REDACTED]
Subject: RE: EG/22/19/OUT - Boweries, Barnham

Dear Paul,

The Designer's Response needs to be signed and dated.

I look forward to receiving the signed and dated Designer's Response.

Kind regards,

Michael

From: Paul White <[REDACTED]>
Sent: 04 November 2019 10:53
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Edward Rees <[REDACTED]>
Subject: RE: EG/22/19/OUT - Boweries, Barnham

Dear Michael,
Please forward the attached to Stephen Gee. I trust that is everything now?
Kind regards

Paul D White BA(Hons) Dip MRTPI
Director of Planning
[REDACTED]



RIBA



RTPI

PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 30 October 2019 14:35
To: Paul White <[REDACTED]>
Subject: FW: EG/22/19/OUT - Boweries, Barnham

Dear Paul,

Please see the email from Stephen Gee below.

I look forward to receiving the designers response from you.

Kind regards,

Michael

From: Stephen Gee <[REDACTED]>
Sent: 30 October 2019 13:21
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: EG/22/19/OUT - Boweries, Barnham

Michael,
Thanks for this, Whilst Pauls email says all of the recommendations within the safety audit can be complied with, A designers response should be prepared to confirm this.

Regards

Stephen

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 30 October 2019 10:59
To: Stephen Gee
Subject: FW: EG/22/19/OUT - Boweries, Barnham

Stephen,

Please find attached the Road Safety Audit for EG/22/19/OUT.

I look forward to receiving your response.

Kind regards,

Michael

From: Paul White [REDACTED]
Sent: 30 October 2019 10:49
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Edward Rees <[REDACTED]> Ian Wightman [REDACTED] Heather Hall
[REDACTED]
Subject: RE: EG/22/19 - Boweries, Barnham

Dear Michael,

Stephen Gee at the LHA requested a Road Safety Audit and you needed a Heritage Statement to allow you to complete your assessment of our clients application for 28 dwellings at the Boweries.

Both reports are attached. All the recommendations of the RSA can be complied with. The Heritage report notes that potential harm (if any) to the conservation area in longer range views of the proposal are considered to be far below the threshold of 'less than substantial' and it concludes no objections on heritage grounds are justified.

We look forward to maintaining dialogue with you on the application submission.

Kind regards

Paul D White BA(Hons) Dip MRTPI
Director of Planning
[REDACTED]



RIBA RTPI

PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]

From: Paul White
Sent: 11 October 2019 15:49
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Edward Rees <[REDACTED]>
Subject: RE: EG/22/19 - Boweries, Barnham

Dear Michael

We understand that Arun DC is now requesting additional justification for development proposals in light of the recently published National Design Guide (September 2019). In anticipation of your request, our addendum Statement for the Boweries is attached.

Please also note my new contact details below.

Kind regards

Paul D White BA(Hons) Dip MRTPI
Director of Planning



RIBA #



RTPI

PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 04 October 2019 11:17
To: Edward Rees
Cc: Paul White; Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: EG/22/19 - Boweries, Barnham

Dear Edward,

BARNHAM ROAD MINI MASTERPLAN (Drawing No. 00605B_SK_028 Rev. C)

My comments on the Barnham Road Mini Masterplan are set out below:

VEHICULAR ACCESS

The proposal (**Item 2** on the submitted plan) to create a vehicular access onto the new A29 is not considered to be acceptable as the LPA is attempting to reduce the number of estate roads that exit onto the new A29.

The proposed internal estate through-road (**Item 8** on the submitted plan), which would cross the route of the shared footway / cycleway on Footpath 321 should be for temporary use only. The LPA does not accept a permanent internal estate road crossing the shared footway / cycleway which would form the southern boundary to this parcel of development at BEW, as a permanent road would obstruct the free flow of pedestrians and cyclists using the Green Corridor and the strategic cycleway.

GREEN CORRIDORS

There is a desire for a 'north-south' green corridor connecting Barnham Road and onwards to the northern site (illustrated by **Item 4**). The proposed location of the Green Corridor including a proposed footpath (**Item 4**) running north / south from Barnham Road to footpath 321 is considered to be acceptable in principle.

The expectation is that any Green Corridor running south from the Barnham Road should extend as far as the east/west green corridor that is shown on the mini masterplan at **Item 10**. This east/west corridor separates the majority of the remainder of the allocation from Barnham and Eastergate. The width of the Green Corridor (**Item 10** on the submitted plan) on either side of the shared footway / strategic cycleway on Footpath 321 is considered to be acceptable in principle. It is important to ensure that the housing on this parcel of land is linked by footway / cycleway to the railway station and the retail and commercial services in Barnham, together with pedestrian and cyclist links to the High School and Sixth Form.

CULVERT

The understanding is that a pedestrian/cycle bridge is to be provided where the east/west path crosses the A29 and the ditch at this point needs to be culverted not bridged.

I hope these comments are helpful.

Kind regards,

Michael

From: Edward Rees [REDACTED]
Sent: 01 October 2019 15:51
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul White [REDACTED]
Subject: RE: EG/22/19 - Boweries, Barnham

Dear Michael,

No action required, but as you will see from the attached we are now in direct contact and discussion with the Church. Thank you for your efforts here!

The attached is not for publication against our planning application, but hopefully shows that good progress is being made. If you have any comments on those I have made to Clare then we would be delighted to hear from you.

Warm regards,

Edward Rees
[REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 26 September 2019 12:04
To: Edward Rees [REDACTED]
Subject: FW: EG/22/19 - Boweries, Barnham

Dear Edward,

Please see the email below from the Local Highway Authority to outline planning application EG/22/19/OUT.

Stephen Gee from the Local Highway Authority is requesting the submission of further information in the form of a stage 1 Road Safety Audit.

Kind regards,

Michael

From: Stephen Gee [REDACTED]
Sent: 26 September 2019 11:37
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: EG/22/19 - Boweries, Barnham

Michael,
Whilst undertaking some additional work I have noticed I have made a mistake within my reply to you on this site (attached).

The original application ref EG/42/18/OUT did not include access for consideration and as such in my response to this application I had again considered that it would be a reserved matter which is incorrect.

As such further information in the form of a stage 1 RSA should be provided.

Happy to discuss further.

Regards

Stephen

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Review of Stage 1 Safety Audit and Designers Response.

**DOMUSEA DEVELOPMENTS PROPOSED RESIDENTIAL DEVELOPMENT
THE BOWERIES, BARNHAM ROAD, EASTERGATE
STAGE 1 - ROAD SAFETY AUDIT
OCTOBER 2019**

Review of stage 1 safety audit carried out by Martyn Parr, Mayer Brown during October 2019, and designer's response.

2.1 Problem

Location: General to scheme, multiple locations

Summary: Maintenance / inspection covers – Two-wheel vehicle loss of control.

Designer says that drain network may change with introduction of new properties and site layout. Agree with auditor, drains will either be relocated or use of skid resistant covers utilised.

2.2 Problem

Location: General to the scheme, multiple locations

Summary: Surface Water Drainage

Agree with auditor, this matter can be addressed at the detailed drainage design stage.

2.3 Problem

Location: General to scheme, multiple locations

Summary: Lighting Provision

Agree with auditor, this matter can be addressed at the detailed drainage design stage.

2.4 Problem

Location: General

Summary: Servicing Arrangements

Agree with auditor, this matter can be addressed at the detailed drainage design stage.

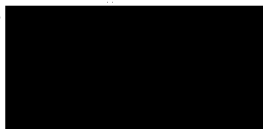
2.5 Problem

Location: Site Access

Summary: Obstruction to visibility splays

Agree with auditor, this matter can be addressed by way of planning condition.

5th November 2019



E J Rees
Development Team