From: Burden, Craige <Craige.Burden@bdwhomes.co.uk>
Sent: 03 April 2025 17:31:25 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Cc: "King, Kristy" <Kristy.King@bdwhomes.co.uk>
Subject: RE: *EXTERNAL:DC/24/1676 New Place Farm RM

Afternoon Nicola

Thank you for getting in touch. I think Kristy did forward a response on this to Steph, but it may have been at the point she was on leave, sorry this didn't find its way to you.

In relation to the lighting:
The lighting will focused to areas within the site and broadly restricted to working hours (we will need lights to be turned on as work starts / ends), this will include the car park lighting so this should not cause significant disturbance. Use of lighting will be kept to the minimum necessary for safety requirements and will predominantly be used during periods of low levels of light (such as winter months).
The site manager will complete regular checks on the lighting and if lights have been repositioned, they will be redirected to focus on the necessary areas.

In relation to dust:
There are details included in the CEMP at chapter 5 in relation to dust and the steps that will be taken. This will include the use of road sweepers, dampening down during dry periods, covering stockpiles and waste, keeping drop heights to a minimum.
Site managers will be monitoring weather on a daily basis and taking appropriate steps (this isn't just for dust mitigation, but also for activities such as crane usage for lifting roof trusses onto properties) and is part of the day to day operation of the site.
There are also details at 4.8.3 of the CEMP for event based checks, which would include conditions that cause greater dust impacts.

The two other factors we would highlight are:
BDWSC have the right to install the compound under permitted development rights.
The EHO team do have rights under other legislation to deal with nuisance, and we need to be careful that we stay within the planning requirements, otherwise we do approach

In the spirit of finding ways to say yes to allow planning to move forward, if the EHO does have specific suggestions on what they're expecting we'd be happy to consider these.

Kind regards

Craige

Craige Burden
Head of Planning
BDW Southern Counties

Email: craige.burden@bdwhomes.co.uk
Landline: 01483 547508
Mobile: 07721 859067

BDW SOUTHERN COUNTIES | Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 03 April 2025 11:26
To: Burden, Craige <Craige.Burden@bdwhomes.co.uk>
Cc: King, Kristy <Kristy.King@bdwhomes.co.uk>
Subject: RE: *EXTERNAL:DC/24/1676 New Place Farm RM

Dear Craige and Kirsty

I am just following up on this case, which has been re-allocated to me following the start of Steph's maternity leave.

Is there any update on the lighting query for the storage compound and dust monitoring?

Kind regards
Nic

Nicola Pettifer

Senior Planning

Telephone: 01403 215238
Email: Nicola.Pettifer@horsham.gov.uk





From: Stephanie.Bryant
Sent: 28 March 2025 09:33
To: Burden, Craige <Craige.Burden@bdwhomes.co.uk>
Cc: King, Kristy <Kristy.King@bdwhomes.co.uk>
Subject: RE: *EXTERNAL:DC/24/1676 New Place Farm RM

Good morning both,

I hope this finds you well?

I've received comments back from the EHO, who welcomes siting the car parking area in place of the storage area.

They would like to clarify whether any lighting is proposed for this area and please can you also confirm what the environmental monitoring program will entail (including on dust)?

For info, today is my last day before maternity so any queries today please let me know. Otherwise, please email my team lead Adrian.Smith@horsham.gov.uk so he can forward on to the new case officer.

Many thanks,
Steph

Stephanie Bryant

Senior Planning Officer

Telephone: 01403 215081

Email: Stephanie.Bryant@horsham.gov.uk

PLEASE NOTE: We have moved, please see the new Council address below.
Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Burden, Craige <Craige.Burden@bdwhomes.co.uk>
Sent: 18 March 2025 14:40
To: Stephanie.Bryant <Stephanie.Bryant@horsham.gov.uk>
Cc: King, Kristy <Kristy.King@bdwhomes.co.uk>
Subject: RE: *EXTERNAL:DC/24/1676 New Place Farm RM

Afternoon Steph

Sorry that Appendix B didn't include that plan, please see this attached with the updated plans.

Section 5 has always set out the measures to maintain amenity for those around the site. There will be some disturbance to residents in and around the site as a result of the construction process, but this is unavoidable. Residents are also able to rely on protections provided to them through other regulations which would sit with the Environmental Health team.

In relation to the requests on listed building impacts, we feel this goes beyond the requirements of the condition and a CEMP and isn't something that will be provided. We would reiterate that BDW Southern Counties have permitted development rights which allows a compound to be positioned anywhere on the site or (with agreement of land owners) on adjoining land (as confirmed in GPDO Schedule 2 Part 4 Class A). The impact upon Listed Buildings is not something that is relevant to these permitted development rights and therefore should not be something within the scope of the CEMP.

Kind regards

Craige
Craige Burden
Head of Planning
BDW Southern Counties

Email: craige.burden@bdwhomes.co.uk
Landline: 01483 547508
Mobile: 07721 859067

BDW SOUTHERN COUNTIES | Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

From: Stephanie.Bryant <Stephanie.Bryant@horsham.gov.uk>
Sent: 18 March 2025 09:24
To: King, Kristy <kristy.king@bdwhomes.co.uk>; Burden, Craige <Craige.Burden@bdwhomes.co.uk>
Subject: RE: *EXTERNAL:DC/24/1676 New Place Farm RM

Good morning Kristy,

Thank you for sending this all through. The Appendix F explanation is welcome.

Appendix B still shows the original site compound layout as opposed to the one you have included within your email below. I understand this is indicative, however the locations of parking and material storage are still different and it is not clear how these align with the existing structures and areas of hard standing on site. With this in mind, could Appendix B be updated to better reflect the indicative layout (e.g. car park in south rather than north) and specific locations of existing structures (rather than broad areas)? This will help to better understand and appreciate anticipated impacts from the compound.

Also looking through Appendix F and the CEMP, I couldn't see any additional commentary on the listed building and amenity impacts to New Place Farm. Please can the CEMP be updated to include this information? Alternatively, if I have missed this please kindly draw my attention to this additional information.

Please can these updates be made and submitted for tomorrows deadline. Any queries, please let me know.

Kind regards,
Steph

Stephanie Bryant

Senior Planning Officer

Telephone: 01403 215081

Horsham District Council
50 YEARS

Email: Stephanie.Bryant@horsham.gov.uk

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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: King, Kristy <kristy.king@bdwhomes.co.uk>
Sent: 17 March 2025 16:49
To: Stephanie.Bryant <Stephanie.Bryant@horsham.gov.uk>; Burden, Craige <Craige.Burden@bdwhomes.co.uk>
Subject: RE: *EXTERNAL:DC/24/1676 New Place Farm RM

Good afternoon Steph,

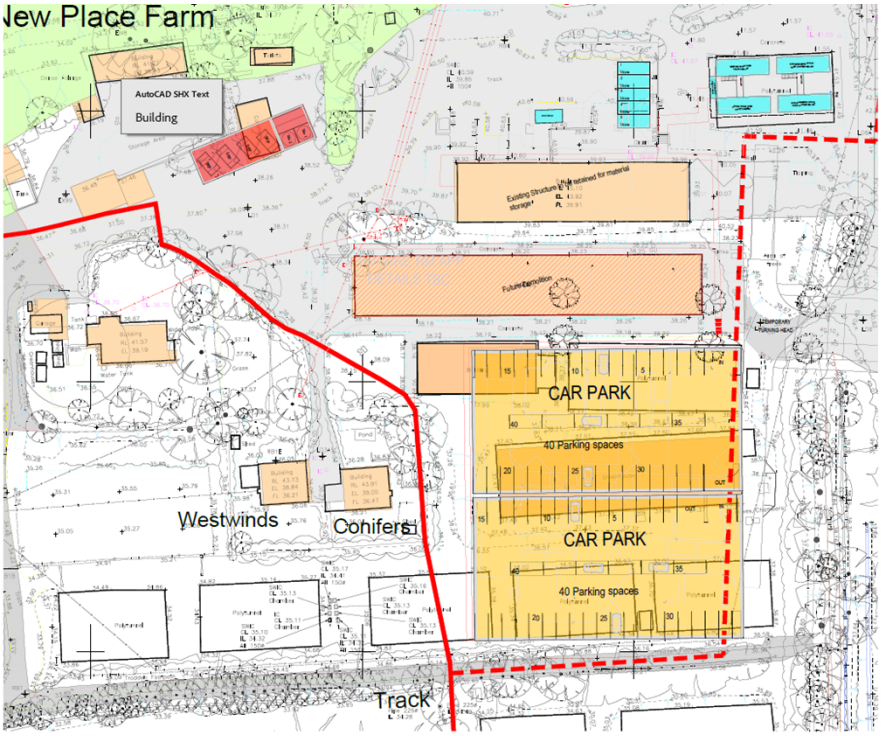
Thank you for confirming timescales below,

As discussed in the meeting on Friday, please see attached the revised CEMP that provides a short note explaining the reasoning for the location in Appendix F, and takes into consideration the amendments requested by WSCC Highways.

All other appendices have been removed for the document sizing, but remain as previous and are available via the WeTransfer link below:
https://we.tl/t-TbgBSxAdv1 *Please note this link will expire 24/03/25*

In regards to the PROW crossing point (Section 8), it should be noted that the priority will remain as pedestrian and the crossing point specified will be a vehicular crossing point and not a pedestrian crossing point.

For further information and guidance, please see below an **indicative** overlay of the proposed compound on the topographical plans, which shows the locations of existing trees, existing structures and existing areas of hardstanding. This is not intended to be for formal submission, but rather as indicative guidance.



Please do let me know if there is anything more needed for the submission before the mid week deadline- I am on annual leave for the week following today so please do ensure @Burden, Craige remains cc'd in and he can answer any questions in my absence,

Many thanks,

Kristy

Kristina King
Assistant Planner

BDW Southern Counties
Please note my working days exclude Tuesday's

Email: kristy.king@bdwhomes.co.uk
Telephone: 01483 547426 | Mobile: 07392 286374

BDW SOUTHERN COUNTIES | Compton House, The Guildway, Old Portsmouth Road, Guildford | GU3 1LR

From: Stephanie.Bryant <Stephanie.Bryant@horsham.gov.uk>
Sent: 17 March 2025 14:35
To: Burden, Craige <Craige.Burden@bdwhomes.co.uk>; King, Kristy <kristy.king@bdwhomes.co.uk>
Subject: *EXTERNAL:DC/24/1676 New Place Farm RM

Good afternoon both,

Thank you for your time last week and I hope you both had a good weekend.

With regards to timescales and resubmissions on this one, we would accept a resubmission by 12pm Thursday 17th April at the latest in line with the timescales for 17th June planning south committee. Where a resubmission is not received by this date, this application will be determined in line with the current submission information.

I hope this helps with your meeting next week and project management decisions. I welcome an update following your meeting next week on your plans for this application.

Kind regards,
Steph

Stephanie Bryant

Senior Planning Officer

Telephone: 01403 215081

Email: Stephanie.Bryant@horsham.gov.uk

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