From: Adam Light <adaml@sigmahomesgroup.co.uk>
Sent: 05 March 2024 15:06
To: Amanda.Wilkes
Subject: RE: DISC 23 0263_.docx
Attachments: Services Planning Statement Rev A.pdf; 001-101-Rev C-Barns Green Site - Services Plan.pdf

Hi Amanda,

All new services will be within the green strips on the attached plan – 010-101 Rev A – Services Plan.

I have updated the Statement on this basis.

Regards

Adam Light
Technical Manager

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M 07824 813876
DD 0203 0190749
www.sigmahomesgroup.co.uk

Sigma Homes Ltd, 44-46 Springfield Road, Horsham, West Sussex, RH12 2PD
Tel 0203 019 0740
Registered in England No. 8031459

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From: Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>
Sent: Tuesday, March 5, 2024 1:55 PM
To: Adam Light <adaml@sigmahomesgroup.co.uk>
Subject: DISC 23 0263_.docx

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Good Afternoon Adam

RE: DISC/23/0263 Sumners Pond

Please see the attached consultation comments from the Councils Tree Officer which has raised some concerns with the route of the underground services which appear to be within the RPA of retained trees.

Please can you address the comments made and resubmit additional / revised details for further consideration and re consultation.

Kind regards

Amanda

Amanda Wilkes

Senior Planning Officer
PT Mon -Wed
01403 215521

Amanda Wilkes
Senior Planning Officer (Monday-Wednesday)

Telephone: 01403 215521
Email: Amanda.Wilkes@horsham.gov.uk



Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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EXISTING SERVICES

RE: LAND AT SUMNERS POND

Application Ref: DC/21/2697

Discharge of Condition Application No: DISC/23/0263

Application Description: Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Application Address: - Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex, RH13 0PR

Condition: - 6 Pre-Commencement Condition: No phase of the development hereby approved shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Submission

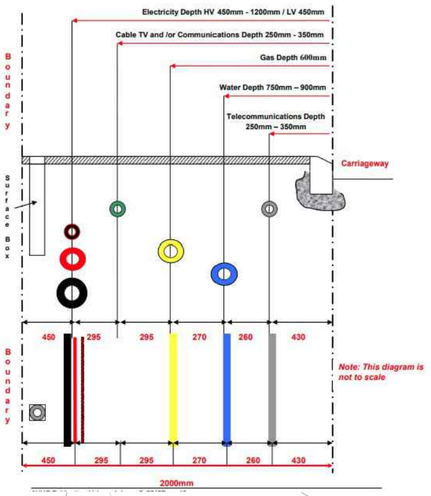
The existing services are as indicated in the attached asset records. Any that are no longer required as part of the demolition works (removal of buildings) will be removed and any retained services that are required will be diverted into dedicated services margins (generally below footways, verges, roads etc). All works to be in agreement with statutory undertakers.

Any services that may be encountered that have not been currently identified will be investigated and recorded and dealt with in the same manner as above.

New services will be provided as required via new applications. These are proposed within the green shaded strip (services margins) indicated on drawing 010-101 – Services Plan. These services will be laid at industry standard depth. Example diagram for depths included on the drawing.

Services will be coordinated around existing trees and proposed trees as necessary. Proposed trees will not be located within the new services margins. Any works that may be essential for the laying of new services in close proximity to existing retained trees will be carried out under Arboricultural guidance.

For the avoidance of doubt, the comments received on the 5/3/2024 by Mr Andy Bush, Arboricultural officer (Planning) querying services conflicts with trees refer to location of existing services only. The attached drawing 010-101 confirms the location of the proposed services.



Flats - 3no. Services risers to upper floors for electric & water to be coordinated

Services crossing

Services crossing

TBS water

3ph-69 kva TBS

3ph-69 kva Landlord

Kiosk for Farm Submain

BCP

N

1:500

0m 10m 20m 30m 40m 50m

Services Key

- External electric meter position
- Water intake position
- New Site boundary
- Previous Site boundary
- 1.8m wide services strip (verge/ road/ footpath)
- Lighting bollards
- Lighting columns
- Attenuation tank
- Service crossing
- S38 Attenuation pipe
- S38 Surface water manhole
- Heat pumps

Notes

1. Gas conection not requiered.
Heating / hot water via beat pump.

SCHEDULE OF HOUSE TYPES

HOUSES

Plot 1 - 4 bed Detached House - 124.2 sqm
Plot 2 - 4 bed Detached House - 133.5 sqm
Plot 3 & 4 - 4 bed Detached House -135.4 sqm
Plot 5 &6 - 3 bed Attached House -95.8 sqm
Plot 7 - 4 bed Detached House - 134.1 sqm
Plot 8 - 4 bed Detached House - 131.8 sqm
Plot 9 & 10 - 3 bed Attached House - 98.1 sqm
Plot 11 - 4 bed Detached House - 131.8 sqm
Plot 12 - 4 bed Detached House - 124.2 sqm
Plot 13 & 14 - 2 bed Attached House - 80.2 sqm
Plot 15 - 2 bed Attached Flat - 70.8 sqm
Plot 16 - 1 bed Attached Flat - 52.8 sqm
Plot 17 - 1 bed Attached Flat - 54.1 sqm
Plot 18 - 2 bed Attached Flat - 70.0 sqm
Plot 19 - 1 bed Attached Flat - 52.2 sqm
Plot 20 - 1 bed Attached Flat - 51.1 sqm
Plot 21 - 1 bed Attached House - 50.9 sqm
Plot 22 - 1 bed Attached House - 57.5 sqm
Plot 23-31 - 3 bed Attached House - 94.4 sqm
Plot 32 - 4 bed Attached House - 125.8 sqm

32 no. TOTAL DWELLINGS

Rev.	Description.	Date. Initial.
C.	Diagram added	05/03/23. M.A
B.	Heat pumps, Drainage,Service crossing,Attenuation tank added.	04/12/23. M.A
A.	Services strip updated.	13/07/23. M.A

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BARNS GREEN SUMNERS POND

PROPOSED SERVICES PLAN

SCALE :	1/500 A2
DATE :	MARCH 2023
DRAWN :	MA
CHECKED :	
DRG.No. :	010-101 C