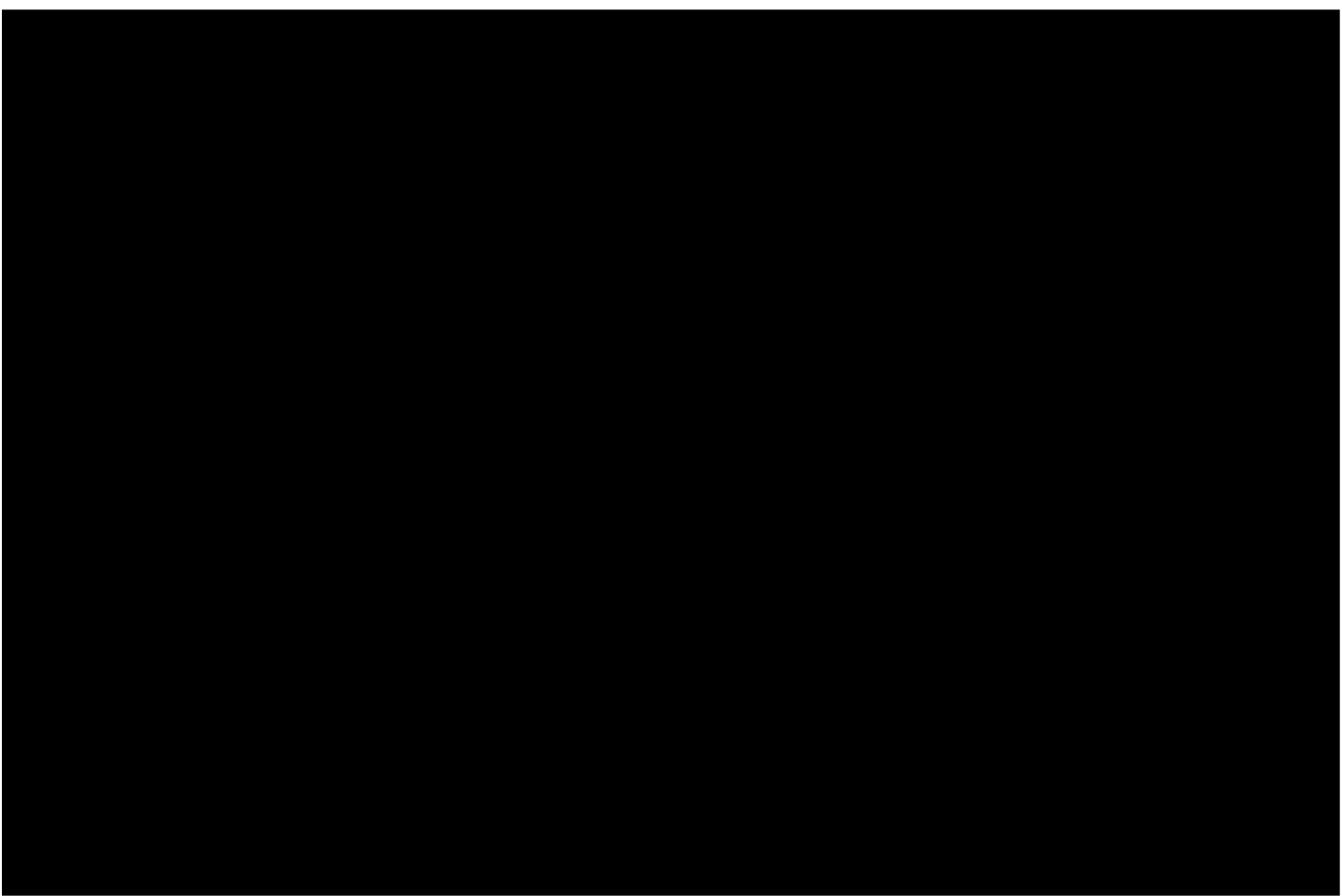




From: Simon Davis

Sent: 25 April 2022 14:55

To: [REDACTED]

Subject: RE: BE/176/21/PL- The Cottage, Shripney- Proposed 66 bedroom care home

Dear Claire,

Thanks for your email. I comment as follows:

9) I appreciate your position and consider that I could have drafted this condition better. How about the following amendment:

No development shall commence until a mitigation and management method statement has been submitted to and approved in writing by the Local Planning Authority to provide details of how those retained hedgerows are to be protected during construction. This will be secured by fencing to create a buffer of 5m around the retained hedgerows during construction unless not possible due to the position of agreed buildings in which case a reduced buffer will be acceptable. The development shall thereafter proceed in accordance with the approved hedgerow protection measures.

10) It is not standard practice to list the submitted drainage documents within the condition and it is also clear from the comments that the drainage design is not being approved at the current time, just that the principle has been accepted and the final design is reserved to discharge of conditions. Therefore, we will not agree the amendment.

Please advise me of your comments.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Daniel Vick <Daniel.Vick@arun.gov.uk>
Sent: 21 April 2022 19:04
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: BE/176/21/PL- The Cottage, Shripney- Proposed 66 bedroom care home

From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 21 April 2022 18:55
To: Claire Howes [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: BE/176/21/PL- The Cottage, Shripney- Proposed 66 bedroom care home

Ms Howes,

I have copied Dan Vick into this email. He is Simon's manager and will be presenting this application to Committee next week. He will be able to respond on these matters.

Regards, Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk

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From: Claire Howes [REDACTED]
Sent: 21 April 2022 17:07
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Planning <Planning@arun.gov.uk>; Graeme Booth [REDACTED] Keeley Sharp [REDACTED]
Subject: BE/176/21/PL- The Cottage, Shripney- Proposed 66 bedroom care home

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Good afternoon Neil,

I'm hoping you may be able to help or advise in Simon's absence.

We have received the pre-commencement conditions for our planning application, which is being heard at the Planning Committee on Thursday 28th April and I wish to make some comments on a number of these conditions. A response is due by tomorrow (22nd April) however Simon isn't back from leave until the 25th April, according to his out of office.

9) I am broadly supportive over providing a mitigation and management method for the protection of the retained hedgerows, however the parameters to which a buffer needs to be provided around the hedgerows are confusing: *"this will be secured by a fencing to create a 5m buffer around the retained hedgerows during construction, maximised to the edge of the construction works"* it is unclear which part of the hedgerow that this refers to, the proposed care home is 2.9m from the southern boundary of the site and 4.6m to the northern boundary, as detailed on the site plan. A 5m boundary would be impossible to do. Please can the location of the fencing be clarified and amended to reflect the proposed care home location.

10) I understand the requirement for this condition, however given the exhaustive surveys and works which have been carried out and submitted as part of the consultation responses during the course of the application it appears odd that the drainage scheme and Flood Risk Assessment is not noted as approved documents. Therefore, please can this condition be reviewed and the wording be amended to ensure that the scheme is implemented in line with the below documents:

- SRBR-BSP-ZZ-XX-RP-C-0001-P01_Flood_Risk_Assessment
- 21-0633_SW_Drainage_Strategy_P01
- SRBR-BSP-ZZ-00-DR-C-SK240-P01_Drainage_Strategy

In terms of the remainder of the pre-commencement conditions, I see no issues with these and agree to their use.

I would be grateful if you could please respond to my requests for the two conditions above to be amended, prior to the committee meeting next week.

Kind regards,

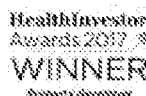
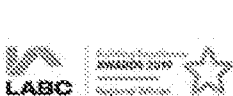
Claire Howes BA (Hons) MA
Planning Manager



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