



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 28 October 2022 11:28

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Please upload the below to the above application: Further comments of Water and Access Manager.

Thank you

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510

E: maria.tomalova@arun.gov.uk



From: Ian Stocks [REDACTED] **On Behalf Of** FRS Water and Access
Sent: 17 October 2022 15:36
To: Darryl Howells [REDACTED] Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: WSFRS [REDACTED]
Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

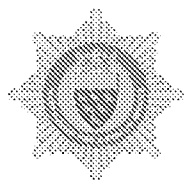
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Good afternoon Darryl,

I have viewed the plan attached showing the location of an additional fire hydrant and satisfies West Sussex Fire & Rescue Services requirements. From the information on the plan it is indicating this property will be fully sprinklered to BS9251 standard, if this is the case the access to the property will be considered acceptable, the sprinkler system will give additional time for the attending fire crews to break out a rig additional firefighting equipment to be capable of reaching a fire incident in the property. A fire appliance only carries 175 metres of flat wall hoses that would be needed to attend a fire at this property. So providing the property is fully sprinklered and a fire appliance can gain access to within 90m of the property it will be considered acceptable.

Regards

Ian Stocks



Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service

[REDACTED]
Bognor Regis Fire Station, West Meads Drive, West Sussex, PO21 5TB

My pronouns are **he/him/his** [Click here to find out why we use pronouns in our signatures](#)

From: Darryl Howells [REDACTED]
Sent: 17 October 2022 13:22
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Ian Stocks [REDACTED]
Cc: WSFRS <[REDACTED]>

Subject: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Importance: High

****EXTERNAL****

Good afternoon Maria, and Mr Stocks

We have seen the representation received by Mr Stocks (Water & Access Manager – Protection for West Sussex Fire & Rescue Service). Attached is drawing 0213 which addresses and resolves Mr Stocks' concerns. Please could you upload the drawing to the website.

In response to the current online comments, we can advise:

- Fire Authority / Water & Access
New hydrant is now understood to be required & suggested location shown on the attached drawing.
I would confirm the suggestion of a condition to ensure this aspect is entirely satisfactory.
Building Regulations Firefighting Access compliance also shown on the attached drawing.

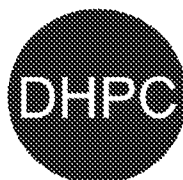
Mr Stocks – in light of this additional information which you might not of seen; please could you update your representation to Maria as I am trying to bring this application towards a successful conclusion.

Please be aware that from **1st November 2022** my firm will be moving to a new office at Office A05, Arena Business Centre, Holyrood Close, Poole, BH17 7FJ.

Kind Regards

Darryl Howells BTP. BA(Hons). MRTPI
Planning consultant

Darryl Howells Planning Consultancy
Unit 6, The Axiom Centre
Dorchester Road
Lytchett Minster
Dorset
BH16 6FE



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From: Malcolm Randell [REDACTED]

Sent: 17 October 2022 12:35

To: Darryl Howells [REDACTED]

Cc: Martyn Banyard [REDACTED]

Kevin Brown [REDACTED]

Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Hi Darryl,

I was out of the office on Friday but have just had a quick look at Eastergate to see what's new this week & noticed another set of Water Access Manager Comments have appeared.

The original comments were dated 14th July & latest 6th October, both by Ian Stocks & both saying the same thing. (I've attached both comments to this mail.)

My email below addressed the concerns & clarified how they can be resolved on the 0213 drawing which was attached originally back on 20th July. I've attached the drawing here again, to save you trawling back through mails/folders to find it, but it would appear that the 0213 Fire Authority Compliance Drawing has not been uploaded to the Council website.

Did you forward it to Maria back in July & the Council omitted to forward it to Ian Stocks to address his concerns?

Regards,

Malcolm

From: Malcolm Randell

Sent: 20 July 2022 16:57

To: Darryl Howells [REDACTED]

Cc: Martyn Banyard [REDACTED] Kevin Brown [REDACTED]

Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Hi Darryl,

Thanks for copying into your mail.

I called & left a message on your mobile on Monday & a couple of minutes after you'd sent this to clarify a few things, as it differs from what I understand.

In response to the current online comments, my responses are as follows;

- Fire Authority / Water & Access (Ian Stocks) – dated 14th July, 2022
New hydrant is now understood to be required & suggested location shown on the attached drawing.
I would confirm the suggestion of a condition to ensure this aspect is entirely satisfactory.
Building Regulations Firefighting Access compliance also shown on the attached drawing.
- Engineers Comments Regarding Surface Water Drainage (Sarah Burrow) – dated 12th July, 2022
Surface water drainage scheme to be submitted & approved in writing prior to the commencement of the works, to ensure compliance with LPA Policies W SP1, W DM1, W DM2, W DM3.
CGS Consulting Civil Engineers have been approached to provide the solution & calculations, following site percolation tests & investigation results. These will be carried out in accordance with relevant BS testing, following any approval of Detailed Planning.
I would confirm the suggestion of a condition to ensure this aspect is entirely satisfactory.
Please let me know if a scheme in principle beyond that already shown on the submitted site plan is required at this stage.
- Parish Council Committee Objection (Sarah Jolley) – dated 6th July, 2022
 1. Built-up area boundary already addressed within submission documents.
 - 2.1 Reducing Flood Risk
Addressed in more detail by Engineers comments as noted above.
I would confirm the suggestion of a condition to ensure this aspect is entirely satisfactory.
 - 2.2 Trees and Hedgerows
All arboricultural aspects are addressed within the report & survey provided by The Arboricultural Consultancy Ltd, included in the submission documents.

No specific concerns regarding individual trees, hedges, proposals are raised, therefore we believe the statement is a comment, to ensure the proposals are built in accordance with the submitted proposals.

I would confirm the suggestion of a condition to ensure this aspect is entirely satisfactory.

2.3 Non-Designated Heritage Assets

None are known to exist within the site demise, or immediate surrounding vicinity. The proposed development respects the local vernacular & the proposed building being single storey, rear of extg. building lines will not be prominent. The proposals do not require the demolition of extg. buildings.

2.4 Dark Night Skies

No street lighting is proposed, as no public/adoptable roads are proposed. External lighting to the driveway can be low level & activated using motion sensors.

I would confirm the suggestion of a condition to ensure this aspect is entirely satisfactory.

2.5 Singleton and Cocking Tunnels SAC

Already addressed by the appointed Ecologist. Your email dated 7th June, 2022.

The Parish Council Committee also mention concern about the access and egress to the site, although it is noted that there are no concerns from the LA Highways Dept. The LA Highways response dated 29th June mentions a lack of dimensions being noted, however, our Site Plan (0207) has the minimum dimensions they request already shown. I have attached it here to assist your checking.

We note the Parish Council Committee also welcome response from the LA Tree Officer. To date, we are still awaiting these comments but presume they will arrive in due course, very soon.

I trust the above & attached is clear & assists with the formal response to the Council.

Regards,

Malcolm

From: Darryl Howells [REDACTED]
Sent: 20 July 2022 15:31
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Hello Maria

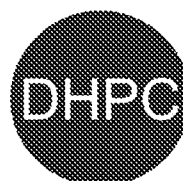
Thanks for the feedback. The client has instructed arboriculturist and drainage consultants and the reports will be presented to you in the coming days. I have reviewed the objection from the Parish Council and I can offer a rebuttal if needed, but a lot of their concerns can be addressed through conditions in my opinion. Please let me know if I can be any further assistance?

Kind Regards

Darryl Howells BTP. BA(Hons). MRTPI
Planning consultant



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 20 July 2022 13:14

To: Darryl Howells [REDACTED]

Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Hi Darryl,

It is not still clear. I am waiting for the comments of our Tree Officer.

(We have been informed that at least 30 trees have been already removed prior to submission of this proposal).

The applicant should be aware that the neighbours trees are going to be affected by the access road and no root protection plans have been provided.

Also we would like to know, if the applicant own only the land showed in red.

In case we decide to support this application, it should be decided by the committee due to the objection of Parish Council.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510

E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Darryl Howells [REDACTED]

Sent: 19 July 2022 16:18

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

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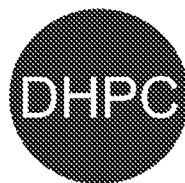
Hi Maria

Sorry to ask again, but my client is desperate to know if you will be supporting the application or if any additional information is needed to help facilitate that outcome please?

Kind Regards

Darryl Howells BTP. BA(Hons). MRTPI
Planning consultant

[REDACTED]
Darryl Howells Planning Consultancy
Unit 6, The Axiom Centre
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 13 July 2022 14:18

To: Darryl Howells [REDACTED]

Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Good afternoon,

WSSC, the Highways have been re-consulted.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510

E: maria.tomalova@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Darryl Howells [REDACTED]

Sent: 13 July 2022 13:48

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

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Good afternoon

Please could I have an update re the planning application? Also I have noticed the plan sent to you on 4th July has not been uploaded to the Council's website. Have you shared it with your Highway Officer for his approval please?

Kind Regards

Darryl Howells BTP. BA(Hons). MRTPI
Planning consultant

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From: Darryl Howells

Sent: 04 July 2022 13:19

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Land At Rear Of Cedar End Eastergate Lane Eastergate PO20 3SJ - BN/65/22/PL

Good afternoon

We have noticed that the plan showing the vehicular access splays has not been add to the Council's electronic file so I attach a copy now. You will be aware that vehicular access issues were addressed in the previous scheme so hopefully no new issues arise now. Please could you add this plan to the planning file for completeness.

Kind Regards

Darryl Howells BTP. BA(Hons). MRTPI
Planning consultant

Darryl Howells Planning Consultancy
Unit 6, The Axiom Centre
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