

Breezie Allwright

From: Simon Davis
Sent: 10 September 2025 17:52
To: Planning.Responses
Subject: FW: 9226 The Croft planning Fw: BN/87/25/DOC - SUB PLAN REQUEST
Attachments: 9226.--002G - Proposed Site Plan - Close Up.pdf; Croft Medical Centre, Gas Membrane, O&M.pdf; 4477-ABS-ZZ-EX-DR-E-2801 THE CROFT MEDICAL CENTRE BARNHAM ROAD EASTERGATE WEST SUSSEX PO203RP Rev.C1.pdf; Car park complete 1.jpg; Email.pdf; Action Sheet v5 electronic.docx

Please amend as the attached action sheet.

Thanks

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
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From: Mark Robinson [REDACTED]
Sent: 10 September 2025 15:58
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Caitlin Andrew [REDACTED]
Subject: Re: 9226 The Croft planning Fw: BN/87/25/DOC

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Dear Simon

Following up from my telephone message please see below

Condition 16 - Soils Gas Risk Assessment

Please find attached gas membrane specification along with installation certificate/guarantee - Croft Medical Centre, Gas Membrane, O&M.

Condition 21 - EV Charger

Please find attached record drawing for the site plan - This shows six EV spaces in the northern corner of the rear parking area inline with the approved submission, labelled in blue.

Condition 23 - Light spill to the properties.

The light units installed are the same product throughout the site, as submitted previously in relation to the ecology and bats. These units have a controlled light spill and are positioned with the lights, directed into the site. Equally, the system is timer controlled and this has been set to off for 19.00hrs to 07.00hrs and PIR triggered.

I have requested for an extended light spill plan to be generated. In the meantime, I have attached the services site plan that shows the column positions [477-ABS-ZZ-EX-DR-E-2801 THE CROFT MEDICAL CENTRE BARNHAM ROAD EASTERGATE WEST SUSSEX PO203RP Rev.C1.pdf] I have also attached a further copy of the technical light specification [4477-ABS-TS-E-2905 A External Lighting Technical Submittal] which indicates the potential light spill, ref page 11 and a photograph of the installation which shows the size of the columns.

I hope this address the outstanding information. I would be grateful if you were able to call to discuss the options with regard to closing these out.

Kind regards

Mark

Mark Robinson BA(Hons) DipArch RIBA
Director



Phone [REDACTED]
Email [REDACTED]
Website [REDACTED]
Lyndhurst | Lymington | Isle of Wight

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Wednesday, September 10, 2025 12:34
To: Mark Robinson [REDACTED]
Cc: Caitlin Andrew [REDACTED]
Subject: RE: 9226 The Croft planning Fw: BN/87/25/DOC

Dear Mark,

Per the below, I requested a response on conditions 16, 21 and 23 by 05 September but we have not received a response. We need to make a decision by 18 September and will not agree an extension. There is not now sufficient time to re-consult our Env Health Officer so we will refuse the discharge of these conditions (and you will need to resubmit). Conditions 20 and 26 are fine and will be discharged.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

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From: Simon Davis
Sent: 21 August 2025 17:21
To: Mark Robinson <[REDACTED]>
Cc: Caitlin Andrew [REDACTED]
Subject: RE: 9226 The Croft planning Fw: BN/87/25/DOC

Dear Mark,

These conditions have now been removed from the application.

I have seen our Env Health comments today which state:

I have reviewed the submitted application in relation to the discharge of conditions 16 Soils Gas Risk Assessment, 21 EV charging and 23 External Lighting. I have read the report by Soils Ltd Ref: 19023/SGRA dated 7th June 2021 and indicates a low risk from ground gas but does also recommend so basic mitigation to protect against this low risk. While the data provided does comply with the wording of condition 16. We would, however, normally request a validation report to confirm that the works have been completed, but this is not stipulated in the condition.

In relation the charging of electric vehicles, the applicant has submitted a data sheet for the charger and a picture of one installed, however we need a bit more information including location and how many chargers have been installed, to be able to discharge condition 21.

To discharge condition 23, the applicant has submitted details of the proposed lighting and lighting diagrams for the site, but not in relation to the impact on the surrounding properties. In line with the ILP guidance we would expect to see a light spill diagram showing the off-site Lux levels to enable us to assess the impact and discharge this condition.

Regarding 16, whilst we cannot request a validation report, it would be helpful if you confirm what mitigation measures were carried out. Please respond to this and the other items by 05 September.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

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