

**From:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Sent:** 12 January 2021 10:48  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: FG/123/20/PL - Land at former McIntyre Nursery

Please scan as EOT Agreement

**Anita Gardner**  
Principal Planning Officer,  
Directorate of Place

**T:** 01903 737529  
**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)



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**From:** John Barkham [REDACTED]  
**Sent:** 12 January 2021 10:46  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** FG/123/20/PL - Land at former McIntyre Nursery

Good Morning Mrs Gardner,

Yes, that okay. I confirm an extension of time to 5<sup>th</sup> February.

Kind regards,

John Barkham BSc FRICS

**John Collins Associates** | *Chartered Surveyors*  
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 12 January 2021 10:15  
**To:** John Barkham [REDACTED]  
**Subject:** RE: FG/123/20/PL - Land at former McIntyre Nursery

Dear Mr Barkham,

The submitted details have been added to the application and I am hopeful that the application will be taken to the next DC Committee meeting on 3<sup>rd</sup> February. I am currently working on the officer report. Please can you agree to an EOT until 05-02-2021, by return, to facilitate this ?

I note your correspondence regarding conditions and will contact you separately regarding agreement to any proposed pre commencement conditions.

Regards

Anita Gardner

**Anita Gardner**  
Principal Planning Officer,  
Directorate of Place

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**From:** John Barkham [REDACTED]  
**Sent:** 06 January 2021 15:18  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** FG/123/20/PL - Land at former McIntyre Nursery

Anita Gardner  
Principal Planning Officer,  
Directorate of Place  
Arun District Council

**Re: Standby Self Storage: Land at former McIntyre Nursery - FG/123/20/PL**

Dear Mrs Gardner,

I hope you are well and had a good Christmas and New Year break.

**Ecological Report**

As requested, attached is the Ecological Appraisal from Darwin Ecology.

The report assesses the development site is of low ecological value. The survey did not identify the presence of any protected species and no further survey work was recommended.

Subsequent to the completion of the report, a revised lighting scheme and amended proposed site plan was produced to address a concern about a possible impact on surrounding land and its potential habitat for bats. These revised proposals have been reviewed by the ecologist in a reporting letter dated 29<sup>th</sup> December and assessed as acceptable. I attach these 3 additional documents.

The following ecological enhancements are therefore proposed, which are considered practical and reasonable given the nature and scope of the proposed development:

1. Plant with grasses the new banking along the east fence line that borders the warehouse and yard of PHS All Clear and cut the grass only once a year, as advised in the report.
2. Retain existing vegetation to the earth bank along the southern boundary of the site and construct a deadwood habitat pile in this secluded location.
3. Install 'bat friendly' lighting, as per the revised Lighting Assessment and amended drawing number 5230-2D.
4. Install a total of 2No. bird boxes and 2No. bat boxes attached to fencing along the south and north boundaries.
5. Although not mentioned in the EA Report, to incorporate 3No. wildlife access holes in the new solid timber fencing proposed along the west boundary (remaining boundaries have existing or new open mesh palisade fencing).

### **Highways**

The applicant would also like to make the following observations on the proposed conditions suggested in the County Highway Authority consultation dated 2<sup>nd</sup> November:

1. A Construction Management Plan was submitted with the application and, unfortunately, appears not to have been reviewed by the CHA. This Plan is an update of the CMP prepared in 2018 for Standby Self Storage's similar development of the adjoining site. The details submitted to discharge a similarly worded standard condition were assessed as acceptable in terms of traffic safety and approved without amendment (FG/33/18/DOC).
2. Details of Car Parking Spaces: the hard surfacing on the adjoining site already exists. There is therefore no proposal to construct or formally set out additional car parking on the application site. The proposed plans of the amalgamated site simply illustrate that at least 6 car and van spaces can be spatially accommodated near the entrance gate. The dashed lines show the parking spaces 2.4 wide x 4.8 or 5.5m long. There is further space within the development site for additional informal parking, as acknowledged by the CHA.

### **Environmental Heath**

With regard to the suggested conditions from Environmental Health (30<sup>th</sup> October):

1. Hours of demolition/construction: agreed.
2. Construction Management Plan: Environmental Heath don't appear to have noted that a CMP was submitted with the application. The CMP is an updated version of the CMP prepared in 2018, which was found to be acceptable without any requirement for amendment in order to discharge this condition.
3. External Lighting: a detailed lighting scheme was submitted with the application, but appears not to have been noted or commented upon. As mentioned previously, this scheme has now been revised and reviewed by an independent ecologist. Is this acceptable?

4. Contamination: it is appreciated that a land contamination condition is appropriate.
5. Asbestos Register: is this requirement applicable or reasonable? Although referenced as 'outbuildings', the existing storage structures and partly open scaffold shelters on the site are temporary 'buildings' or structures. They are crudely built structures using scaffold tubes with profiled metal sheeting and/or timber panels. None are heated and so there is no logical reason to anticipate the presence of insulation used in the temporary construction. Photographs are included in the EA.
6. Noise Assessment: the development would have no impact on the amenity of adjoining residents as there are none! There are a couple of residential properties that front Littlehampton Road (200m distant), but these are subject to considerable noise due to their close proximity to the busy dual-carriageway A259. In this respect and given the distances involved, the development has little or no potential for noise mitigation, assuming any change in ambient noise levels would be significant. Presumably the existing or potential noise generating activities of the permitted scaffold and firewood yards are also material factors. Instead, the adjoining occupiers are all commercial users and noise generators. The offices at Highdown House even has a spray booth in their ancillary vehicle maintenance workshop. The Planning Inspector for the 2014 appeal was mindful of traffic movements (including heavy vehicles) along the access road from existing users of the site, the neighbouring businesses and historic uses of the land. The CHA has now confirmed the development would not cause any significant increase in trip generation.
7. Surface Water Drainage (consultation 24 November) – demonstration of permeability of proposed surfacing: agreed.

I hope the above is of assistance, but if you have any queries or require any further amendment, it would be appreciated if you would let me know before finalising your report.

Kind regards

John Barkham BSc FRICS

**John Collins Associates** | *Chartered Surveyors*  
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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