

Daun Johnson | Technical Support Unit Assistant, Directorate of Place, Arun District Council | Location: GroundFloor, Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

To register to receive notifications of planning applications in our area, please go to www.arun.gov.uk/planning.



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 29 January 2021 19:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FG/123/20/PL - Land at former McIntyre Nursery

Please scan as correspondence with agent re pre commencement condition.

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk

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



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: John Barkham [REDACTED]
Sent: 29 January 2021 17:24

To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FG/123/20/PL - Land at former McIntyre Nursery

Dear Mrs Gardner,

I confirm agreement to the pre-commencement condition from the County Fire and Water Authority.

Kind regards,
John Barkham BSc FRICS

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

This electronic message (and any associated files) is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential or subject to copyright. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost or destroyed, arrive late or incomplete, or contain viruses. Therefore, no responsibility is accepted for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission.

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 29 January 2021 15:59
To: John Barkham [REDACTED]
Subject: RE: FG/123/20/PL - Land at former McIntyre Nursery

Dear Mr Barkham,
County Fire and Water have now provided their comments which are being included in a committee report update. Please can you confirm your agreement to imposition of the following pre commencement condition by return?

Prior to the commencement of the development details showing the proposed location of a fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

Reason: In the interests of amenity and in accordance with policy INF SP1 and TSP1 of the Arun Local Plan.

Thanks

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



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

Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: John Barkham [REDACTED]
Sent: 15 January 2021 15:02
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FG/123/20/PL - Land at former McIntyre Nursery

Dear Anita,

Thank you for your email.

Upon reviewing the matter again I do appreciate, as you say, the extra car parking space coincides with the location of a grass verge next to the entrance gates, as shown on the 2018 proposed plan for Standby Storage's existing site. On that basis, I therefore agree that the suggested condition might then be appropriate. On the other hand, the CHA did not advise such a condition was necessary in 2018 when consent was granted to lay hard surfacing for the 5 adjacent parking spaces!

Kind regards,
John Barkham BSc FRICS

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

This electronic message (and any associated files) is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential or subject to copyright. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost or destroyed, arrive late or incomplete, or contain viruses. Therefore, no responsibility is accepted for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission.

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 14 January 2021 12:03
To: John Barkham [REDACTED]
Subject: RE: FG/123/20/PL - Land at former McIntyre Nursery

Dear John,
I have a query regarding car parking.
The design and access statement states :
'Two additional parking spaces are proposed in the existing parking area to provide 6 spaces for the combined site. This is considered sufficient as demand for on-site parking is limited due to the nature of the proposed self-storage.'
The County Highway officer requested imposition of the following condition:
Car parking space (details required)
'No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.'
Reason: To provide car-parking space for the use.'
You have provided the response below. However, in order to provide this additional parking it looks from comparison of the site plans that an additional space is being provided at the site entrance in the area of the grass verge so it would seem that this condition is necessary.
On this basis please can you let me know why you consider imposition of this condition would not be reasonable/
Regards
Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk

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



Sign up to our newsletter [here](#)

From: John Barkham [REDACTED]
Sent: 12 January 2021 10:46
To: Anita Gardner <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 5th February.

Kind regards,
John Barkham BSc FRICS

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

This electronic message (and any associated files) is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential or subject to copyright. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost or destroyed, arrive late or incomplete, or contain viruses. Therefore, no responsibility is accepted for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission.

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 3rd 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

T: 01903 737529
E: anita.gardner@arun.gov.uk

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



Sign up to our newsletter [here](#)



From: John Barkham [REDACTED]
Sent: 06 January 2021 15:18
To: Anita Gardner <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 29th 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 2nd 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 (30th 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

This electronic message (and any associated files) is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential or subject to copyright. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost or destroyed, arrive late or incomplete, or contain viruses. Therefore, no responsibility is accepted for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
