

Nicola Spencer

From: Stephan Vargas-Pritchard [REDACTED]
Sent: 25 October 2023 17:26
To: Jessica Riches
Cc: Jon Gateley
Subject: RE: P/153/21/RES - Summer Lane
Attachments: October Resubmission Approval Sheet.xlsx; 21.129.92A_House Type Fv_CA2b - Plans and Elevations.pdf; 21.129.97A_HT Iv_CA1 - Plans and Elevations.pdf; 21.129.48C_Blkc_CA1 - Plans and Elevations.pdf; 21.129.49C_Blkc E1_CA4b KB - Plans and Elevations.pdf; 21.129.50C_Blkc E2_KB - Plans and Elevations.pdf; 21.129.51C_Blkc F1_CA4b KB - Plans and Elevations.pdf

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Hi Jessica

Please find attached an excel spreadsheet showing all the architectural drawings for approval and their latest revision. Where relevant, we have also greyed out the drawings which have since been omitted and should no longer be considered. The column '13 October' shows the updated plans which we previously submitted to you earlier in October. The '24 October' column shows the no. 6 HGP drawings we have attached within this email to address the queries below which correct the revision discrepancies or were missed out from the previous pack.

Regarding the Location Plan – the reference for this application (P/153/21/RES) is 21.192.01 whereas it appears you are referring to the Location Plan for the mirror application.

As per the excel spreadsheet, the Landscape Framework Plan has now been omitted due to it being an outdated, high-level indicative plan which is no longer considered applicable to the existing scheme.

We are also submitting updated landscaping plans which address your comments. Specifically you will note the continuous hedging and fencing along the western boundary and the specification for the fence.

Due to the file size of the landscaping plans, we will follow this email immediately with another containing the plans discussed in this email. All of these can also be found at the following WeTransfer link for your convenience:

[REDACTED]

I trust the above is sufficient, please let us know if you have any further queries

Many thanks

Stephan Vargas-Pritchard
Graduate Planner
Central South Planning

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top:0;width:39.75pt;height:39.75pt;z-index:251659264;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:0;mso-wrap-distance-top:0;mso-wrap-distance-right:0;mso-wrap-distance-bottom:0;mso-position-horizontal:left;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:line;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page'o:allowoverlap="f" o:button="t">

Savills



From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Sent: 19 October 2023 16:30

To: Jon Gateley [REDACTED]

Cc: David Easton <David.Easton@arun.gov.uk>; Stephan Vargas-Pritchard [REDACTED]

Subject: P/153/21/RES - Summer Lane

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Hi Jon,

Please see the below list of comments from our technical team regarding the most recent plans upload that need addressing:

- Location Plan has a completely different reference number sheet says 21.192.01 but it is 21.003.01
- 21.003.48 Block C(CA1) we had a revision A so have superseded it but do not appear to have a Rev C
- 21.129.49 Block E1(CA4b KB) sheet sys rev A but we already have a rev B
- 21.129.50 BlockE2(KB) we had a revision B so have superseded it but do not appear to have rev C
- 21.129.51 BlockF (CA4b(KB) sheet says Rev B but we already have a rev C
- 21.129.86 Landscape framework plan - do not appear to have this.
- 21.129.92 Block Fv(CA2b) the new plan rev A was not supplied - it was a repeat of the one without a revision no.
- 21.129.97 HTIv(CA1 KB The new plan Rev A not provided

There are other plans which have not been listed on the list so it would be good to understand if these still apply to your submission? Can you review the planning portal online for P/153/21/RES and double check everything that needs to be superseded has been? I will come back to you separately regarding the dual tracking situation.

In addition, I have been reviewing the Hard Landscape Plans 10095-FPCR-XX-XX-DR-L-0021-0024 P04 from FPCR and can see that the fencing has not been proposed for the entirety of the western boundary and is only referenced on the key to applying to attenuation ponds. Adequate fencing will be a part of the assessment for the AA process, which assesses whether dogs can access the Pagham Harbour land. The site should therefore have continuous and secure fencing along the western boundary, and specifically where are you encouraging off lead activities in the southern section. Fencing should join up with Church Barton where possible to restrict dog activity off lead into the Harbour. Under the current plan, I am unconvinced that we would be able to draw the conclusions of no adverse impacts based upon the absence of a western boundary fence.

Additionally, we would need to see details of said fencing along the western boundary, however your response says, "The Hard Landscaping plan confirms that the proposal is for FSC-Approved Timber Post and Rail Fence to attenuation ponds (1.5m high) with maintenance gate." Please be aware that ADC cannot be sure that there will be no adverse harm if we have no elevations of the fencing – as we will need to assess any additional meshing/stock proofing treatments to assess whether the fence is a suitable physical barrier to stop dogs easily accessing the Pagham Harbour when off lead.

Given the publicity requirement, you therefore have until 25th October in order to submit any amendments to the hard landscaping drawings and submit any further fence elevations. I would strongly encourage you to do this, given that this will impact the AA assessment outcome.

If you require a quick teams call to run through the issue regarding fencing, please let me know.

Kind Regards,

Jessica Riches (She / Her)
Principal Planning Officer
Strategic Development Team, Planning

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