

[REDACTED]

From: Joseph Maphosa [REDACTED]
Sent: 08 April 2021 17:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]
Subject: RE: North of Summer Lane, Pagham P/70/19/RES & P/29/21/DOC

Dear Simon,

Thank you for highlighting the discrepancy between the s278 drawing and those approved under the outline and reserved matters for the site.

I have double checked with site team who have provided the photo attached showing works currently underway to construct a footpath within the site boundary to the east of the site access in accordance with the plans approved under the Reserved Matters application. Also attached is the construction drawing (**1177_WD_111 Rev F**) which the site team are working to which clearly shows an internal site footpath linking up to the public highway footway.

The s278 drawing is accurate insofar as the works within the highway boundary however, for completeness I will submit an updated s278 drawing showing the footpath to the east of the site access.

Kind regards,

Joseph Maphosa B.Arch (Hons) MSc MRTPI
Senior Planning Manager | RTPI England Policy Panel Member

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 08 April 2021 12:31
To: Joseph Maphosa [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]
Subject: RE: North of Summer Lane, Pagham P/70/19/RES & P/29/21/DOC

NOTE: Email originated outside of Vistry Group.

Dear Joseph,

Thank you for your email and the clarification regarding the area by the substation.

I also note your points regarding the access. However, you did not respond to my point *"The only obvious issue I can see from comparing the plans is that the s.278 drawing no longer shows any pavement on the eastern side but then I haven't seen the access on site."*

What I meant was that the approved plans show pavement on both sides of the access road extending north into the development site from the junction with Summer Lane. The S.278 drawing only shows such pavement on the west side of the access road.

Kind Regards

Simon.

From: Joseph Maphosa [REDACTED]
Sent: 08 April 2021 11:59
To: Simon Davis <Simon.Davis@arun.gov.uk>; Daniel OShea [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: North of Summer Lane, Pagham P/70/19/RES & P/29/21/DOC

Dear Simon,

Thank you for your email and apologies for the delay in getting back to you. Please see below responses to your email.

Point 1: Landscaping and tree planting under ref: P/70/19/RES

We do not propose any change in this location. There is currently a temporary stone base associated with our operations onsite and it is our intention to plant the trees as indicated on Planting Plan 8 of 8 304 Rev P4 As soon as is practicable.

Point 2: Discharge of Condition 14 under ref: P/29/21/DOC

As confirmed by the Highway Officer's response (dated: 12th of March 2021) the only variation between the currently approved s.278 access plans and the proposed alternative plans is the width of the pavement. We confirm that the site access is being constructed as per the highway approved drawings and that the pavement is currently set at 1.2 m with the ability to revert to 1.5m if required. Notwithstanding this, we have a clear indication that the proposed variance to the width of the pavement is acceptable from a highways point of view and as such trust that the council will be able to discharge condition 14 at the earliest opportunity.

It is worth also reiterating that the s.278 sign-off process ensures that the works including the access and pavements will be fully constructed as per the approved s.278 drawing at the time of sign-off.

As confirmed by the highways consultee response the condition is a pre-occupation compliance condition and at present no homes have been occupied. As such Drew Smith are still in accordance with condition 14 until such a time as the first homes are occupied.

Kind regards,

Joseph Maphosa B.Arch (Hons) MSc MRTPI
Senior Planning Manager | RTPi England Policy Panel Member



Drew Smith Limited

Drew Smith House, Mill Court, The Sawmills, Durley,
Southampton, Hampshire SO32 2EJ

www.vistrypartnerships.co.uk
www.drewsmithhomes.co.uk

Vistry Groups charity partner of the year is Mind Mental Health Charity. If you would like to support us and this wonderful charity, [please click here for our fundraising page.](#)

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 01 April 2021 17:27

To: Daniel OShea [REDACTED]

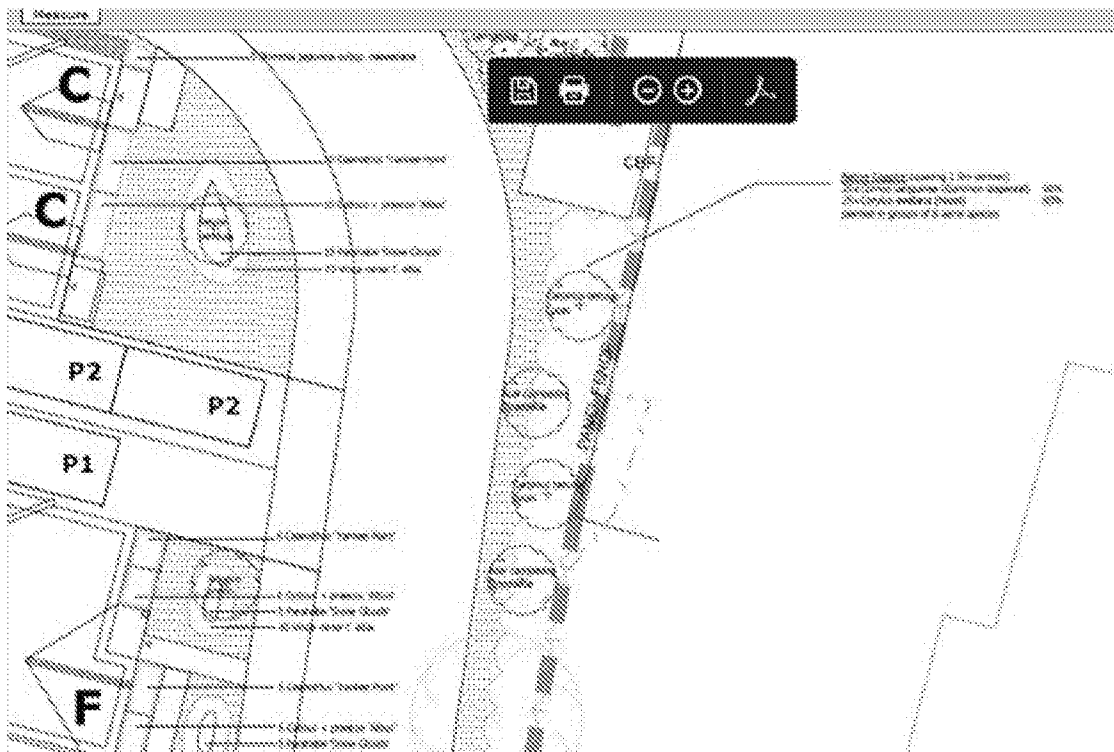
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Joseph Maphosa [REDACTED]

Subject: North of Summer Lane, Pagham P/70/19/RES & P/29/21/DOC

NOTE: Email originated outside of Vistry Group.

Dear Daniel,

I have been contacted by a resident of Sylvia Close who says he has been told by Drew Smith's contractors that you are no longer putting in 4 trees along the verge to the east of the access to parcel 1 (just south of the substation) and instead hard surfacing this as access to the substation. This area and the 4 trees are shown in the extract of Planting Plan 8 of 8 304 Rev P4 below. I have a feeling that the resident (who did not give their name) is the same resident who expressed concerns during the determination of the RM re overlooking from your plots 1-3. Can you advise whether you are indeed changing this and if so then I would suggest that you cease laying hard surfacing in this area as a planning application may be required for this change (I do not consider that an NMA would be appropriate due to the need to consult residents).



Separately, I am aware of recent concerns expressed in relation to P/29/21/DOC which you can see on our website. It has been stated that the access being constructed on the ground (assumed to be the access to the eastern parcel) is not in accordance with the access plan approved under P/58/15 OUT, the access plan approved under P/70/19 RES or that shown on the drawing submitted under P/29/21/DOC. The only obvious issue I can see from comparing the plans is that the s.278 drawing no longer shows any pavement

on the eastern side but then I haven't seen the access on site. Please can you look into this and comment please.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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

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www.arun.gov.uk/planning

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Please note that essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

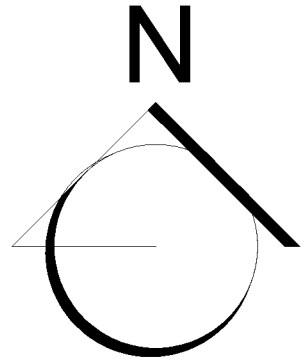
The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time





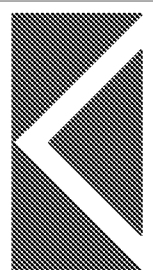
- GENERAL NOTES:
1. This drawing is the copyright of Kenn Scaddan Associates Ltd and may not be copied, altered or reproduced in any form or passed on to a third party without written consent. If in doubt ASK.
 2. The drawing reflects current standards and legislation agreed for this project at the time of original issue.
 3. This drawing is to be read in conjunction with all relevant architects, structural engineers, mechanical & electrical engineers and specialists drawings / specifications.
 4. Any discrepancies in dimensions or details between the various drawings should be reported immediately.
 5. All dimensions are in millimetres and all levels are in meters.
 6. Do not scale from this drawing for construction, if in doubt ASK.



F	01.07.20	Charging provision adjusted, additional survey information provided.	SS	DRK
E	14.06.20	Footpath to plot 47 adjusted.	SS	EG
D	08.06.20	Sub station relocated from western to eastern parcel.	SS	DRK
C	29.04.20	Sheds and footpaths updated.	SS	DRK
B	09.03.20	Minor layout updates undertaken, including FFLs adjusted to suit engineers information.	SS	DRK
A	13.01.20	First Issue	SS	CG

REV	DATE	DESCRIPTION	REV BY	CHKD BY
CLIENT				

DREW SMITH GROUP

 **kenn scaddan**
associates
architects

PROJECT
SUMMER FIELDS
Summer Lane, Pagham,
West Sussex

DRAWING TITLE
Site Setting Out Plan
1 of 4

DRAWING STATUS
PRELIMINARY ISSUE

PROJECT NO. | DRAWING NO.
1177-WD-111

REVISION
F

SCALE
1:250 @ A1

DRAWN BY
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