

Nicola Spencer

From: Hannah Kersley
Sent: 15 April 2026 16:13
To: Planning.Responses
Subject: Fw: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

Hi,

Please can the email below be uploaded to P/34/26/NMA as request from agent to remove the surfacing change from the proposed amendments.

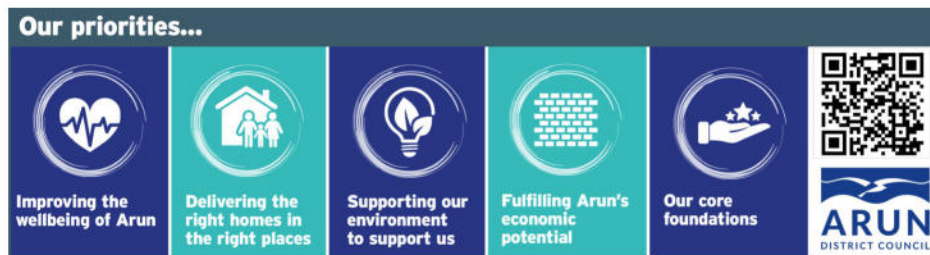
Thank you,

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856
E: hannah.kersley@arun.gov.uk

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From: Gillian Shields <[REDACTED]>
Sent: 15 April 2026 16:11
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Sebnem Kurt Petre <[REDACTED]>
Subject: RE: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

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Hi Hannah

Thanks for your email below, which I've discussed with the Client.

The Client accepts that he will require to submit a Section 73 Application in relation to the proposed change to utilise coloured tarmac. We will organise the application for this quickly.

As such please can you proceed to remove the proposed surface change from the NMA which should allow you to approve the other changes.

I trust that the above is in order.

Regards

Gillian

Gillian Shields
Director

ConveryPrentyShields
ARCHITECTS

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144 West George Street
Glasgow
G2 2HG

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 15 April 2026 15:29
To: Gillian Shields <[REDACTED]>
Cc: Sebnem Kurt Petre <[REDACTED]>
Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

Hi Gillian,

Thank you for sending this over and for speaking to the Client.

Whilst I do fully acknowledge the reasoning for moving away from the block paving, and do not object to this as a proposed alternative, we do fall back into the key issue regarding the remit of the NMA. Unfortunately, we cannot consider the merits to safety as a justification for the change under the NMA, as ultimately the only

thing we can consider is whether or not the change would have a material change to the overall appearance of the development, which the move to tarmac would.

We are not saying that moving away from block paving would not be permitted, it is just that we cannot accept this change under the current form of application. The proposed change would still sit outside of the criteria for what constitutes a non-material amendment, and as such we would need to request this change be explored under a material amendment application (section 73). A Section 73 application would allow us to assess the impact to the visual appearance of the development, against the safety elements as raised, to determine whether the overall change to the development is acceptable and justified. An NMA does not allow us to do this.

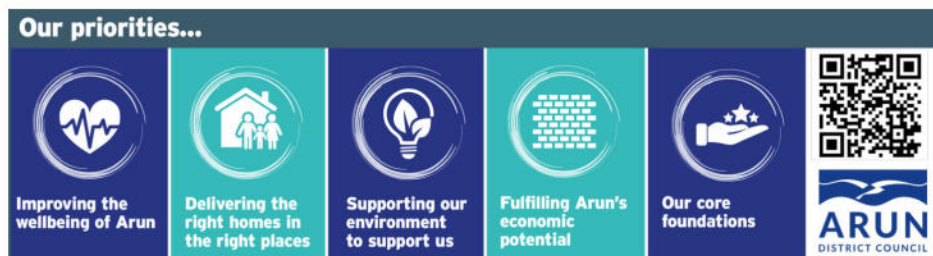
Kind regards
Hannah

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856
E: hannah.kersley@arun.gov.uk

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From: Gillian Shields <[REDACTED]>
Sent: 15 April 2026 15:10
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Sebnem Kurt Petre <[REDACTED]>
Subject: RE: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

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Hello Hannah

Good to speak to you earlier – I've had a further discussion with the Client, and he reminded me of the previous justification that he provided not to use block paving, please see below.

The key consideration is the safety of the residents i.e. the potential for slip/trips/falls due to the likely movement/settlement of the block paving over time.

I understand the design intent around using different materials to create variation and help define spaces across the site. However, from our side, the move away from block paving and resin bound finishes is mainly driven by practical considerations, particularly in a care home environment.

Block paving, although visually appealing at first, can become uneven over time due to movement and settlement. This creates potential trip hazards for residents, especially those with limited mobility or using walking aids. The joints are also prone to weed growth, which leads to ongoing maintenance and can quickly affect both appearance and safety.

Resin bound surfacing also presents some challenges. While it offers a clean appearance initially, it can wear unevenly in high traffic areas and is difficult to repair without visible patching. It can also discolour over time, and if not maintained properly, there can be slip concerns. From an operational perspective, it introduces more maintenance than would be ideal for a care setting.

The rationale for proposing tarmac is to ensure a consistent, durable and low maintenance surface that prioritises resident safety.

That said, we do recognise Hannah's point regarding visual quality and the need to clearly distinguish between public and private areas. We would be happy to explore alternative ways to achieve this, such as using contrasting edgings, kerb details or soft landscaping, so that patios and private spaces remain clearly defined without relying on different paving materials.

Attached is our corrected Site Plan Rev.J, this shows the patios and terraces changed to buff colour tarmac. And below is a visualisation of the design intent.



On the key consideration of resident safety would you reconsider the updated design proposals and accept these under the current NMA?

Thanks again for your ongoing assistance with this matter.

Regards

Gillian

Enc

Gillian Shields
Director



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From: Gillian Shields
Sent: 15 April 2026 14:24
To: 'Hannah Kersley' <Hannah.Kersley@arun.gov.uk>
Cc: Sebnem Kurt Petre <>
Subject: RE: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

Hello Hannah

Thanks for your email, I've just left a message on your voicemail.

It would be good to speak to you to gain an understanding of what extent of surface alterations would keep the design proposals within the remit of the criteria for an NM.

I'm available on my mobile phone if you would like to chat this over? M: 07736 881 831

Reviewing your previous guidance, extract below:-

We would also like to query what colour tarmac would be sought (I have assumed grey at this time), and whether your client would consider the use of a different colour tarmac to distinguish terrace / patio areas from the footpaths? If it can be evidenced that the change to tarmac will not have an adverse impact on drainage, then we would consider there to be no other material planning considerations on this change other than impact to visual amenity. Whilst the use of contrasting edgings / kerbs or soft landscaping would be supported, we would like to confirm whether use of a differing colour of tarmac has been investigated? This may aid in improving the visual appearance of the hard landscaping on the site.

Attached is our updated proposal to address the above guidance.

Are you able to advise if this would be acceptable?

Thanks for your ongoing assistance with this matter.

Regards

Gillian.

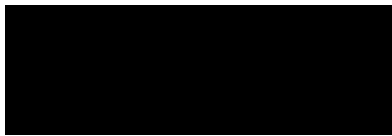
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Director



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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Sent: 15 April 2026 13:41

To: Gillian Shields <

Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

Good afternoon Gillian,

I'm afraid it is still our opinion that the overall quantum of the change to the surfacing would extend beyond the remit of the criteria for an NMA. Whilst we do agree that the change in colour would be beneficial and aid the impact on visual amenity, this amendment would still have a material change to the overall appearance of the development, and therefore we could not accept this under this application.

I will therefore need to proceed with refusing on this basis.

Kind regards

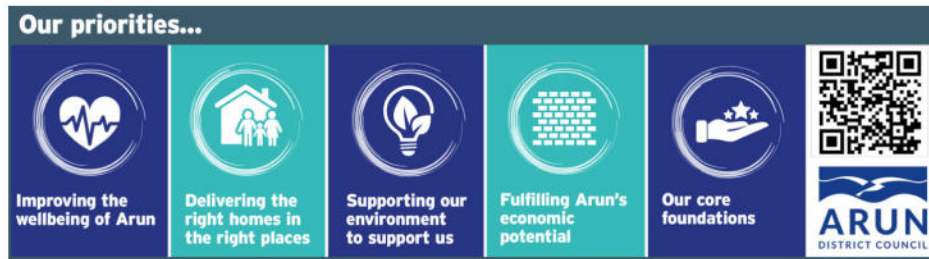
Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856

E: hannah.kersley@arun.gov.uk

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From: Gillian Shields <[REDACTED]>
Sent: 15 April 2026 10:53
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Sebnem Kurt Petre <[REDACTED]>
Subject: RE: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

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Good morning Hannah

Thanks for your email below. I have discussed your email with the Client and have agreed with them to utilise a buff colour tarmac to distinguish the terrace / patio areas from the grey tarmac footpaths.

I trust that this meets with the requirement to achieve visual interest.

We can provide you with an updated Site Plan today to reflect the above.

I trust that this now allows you to determine the NMA positively, however please confirm, thanks.

Regards

Gillian

Gillian Shields
Director



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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Sent: 14 April 2026 16:36

To: Gillian Shields <[REDACTED]>

Cc: Sebnem Kurt Petre <[REDACTED]>

Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

Dear Gillian,

Thank you for your response in Sebnem's absence; this is much appreciated.

Many thanks also for responding to my queries below and providing clarification.

I have reviewed the application in light of the comments provided. Whilst I do acknowledge the merits of the proposal in respect of maintenance and safety, and the benefit that there would be no implications to the drainage scheme, I am instructed to assess only whether this proposed change constitutes a material amendment, and cannot weigh the benefits in favour of the change. Given the change in materiality would result in a large proportion of the site changing to tarmac, we do consider that this would have a significant impact to the visual amenity and quality of the development. The previous materials, as I have observed, offered visual interest and variation, which contributed positively and sympathetically to the overall quality of the design, and the appearance of the landscaping. The loss of this variation to one single material of the same colour and texture would detract quite substantially from this, and we do consider this to be material. One of the criteria of NMAs is that the change does not materially change the overall appearance of the development, and in this case we consider that this does.

As such, whilst I do not dismiss this change has benefits to your Client, unfortunately we have determined that this is not a change that can be accepted under a non-material amendment. We would therefore require that this change be made under a S73 application; where this change can be fully assessed against material considerations.

In regard of the above, I am needing to refuse the application as it stands, and will need to determine this by tomorrow. The remainder of the changes are considered to be non-material, and as such if you are willing to withdraw the surfacing change, I would be able to determine the application positively.

Kind regards

Hannah Kersley (she/her)

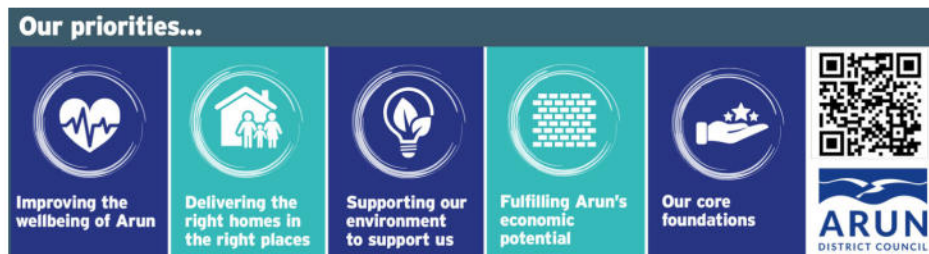
Principal Planning Officer, Strategic Development

T: 01903 737856

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From: Gillian Shields <[REDACTED]>
Sent: 13 April 2026 15:04
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Sebnem Kurt Petre <[REDACTED]>
Subject: Proposed Care Home at Pine Marten Close, P/25/26/DOC Our Ref: 2324(03.15)

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Good afternoon Hannah

By way of introduction I'm working alongside my colleague Sebnem on the above project. Last week she was on annual leave and this week she's not available due to a family bereavement.

In her absence I have contacted the Civil/Drainage Engineer and the Client re your email below, please be advised as follows:-

Drainage – The Civil/Drainage Engineer has confirmed the following:-

Architectural layouts showed the footpaths/terraces/patios as resin bound gravel. New architectural layout shows footpaths/patios and terraced areas as tarmac.

Although resin bound gravel can be permeable - Our drainage calculations did not consider the patio areas as permeable features. They were all considered hardstanding areas. These areas were included in the drainage calculations that were submitted to the Councils engineers. Therefore, there should be no change in hydraulic calculations.

Trust this answers query.

Tarmac Colour – The Client has advised as follows-

Coloured tarmac tends to perform less well than black/grey tarmac in terms of discolouring and overall weathering/deterioration, therefore the ease of maintenance of the pedestrian areas is a key consideration.

Also, from a 'dementia friendly' design viewpoint, some dementia sufferers may find it difficult to move between different coloured surfaces as they can perceive the change in the material as an obstacle. This can cause anxiety and the person may become fearful to move past the line of change. This is something that my colleague Sebnem previously mentioned.

I hope that the above provides you with adequate justification on this matter and will allow you to include the change to the path/patio specification under the current NMA.

Thank you for your ongoing assistance.

Regards

Gillian

Gillian Shields

Director

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Sent: Tuesday, April 7, 2026 14:50

To: Sebnem Kurt Petre <[REDACTED]>

Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC

Hi Sebnem,

Thank you for sending over the below - my apologies for the delay in getting back to you, I have been caught up with other work priorities and leave.

I have reviewed the comments below from your Client, and do understand the reasoning behind the change in material to tarmac; the safety element and ease of maintenance is accepted. However, we do also have

queries as to whether the amendment to tarmac has any negative implications on the drainage scheme for the site. The previously proposed block paving was to be permeable (as I understand from review of P/174/25/DOC). The introduction of a large amount of tarmac in lieu of block paving is likely to result in increased water run-off, due to tarmac being impermeable. We do therefore need it to be evidenced that this change in material will not increase the risk of surface water flooding, and the site will be able to sustainably drain. We would need the scheme to be reviewed by our Engineers if this material change will have an impact on the flood risk / drainage of the site.

We would also like to query what colour tarmac would be sought (I have assumed grey at this time), and whether your client would consider the use of a different colour tarmac to distinguish terrace / patio areas from the footpaths? If it can be evidenced that the change to tarmac will not have an adverse impact on drainage, then we would consider there to be no other material planning considerations on this change other than impact to visual amenity. Whilst the use of contrasting edgings / kerbs or soft landscaping would be supported, we would like to confirm whether use of a differing colour of tarmac has been investigated? This may aid in improving the visual appearance of the hard landscaping on the site.

I am happy to discuss the surfacing change further so that we can come to an agreement; I am however aware that the NMA is due for determination by the 15th April. Would you be willing to remove this aspect from the NMA, so that I can proceed with approving the other changes?

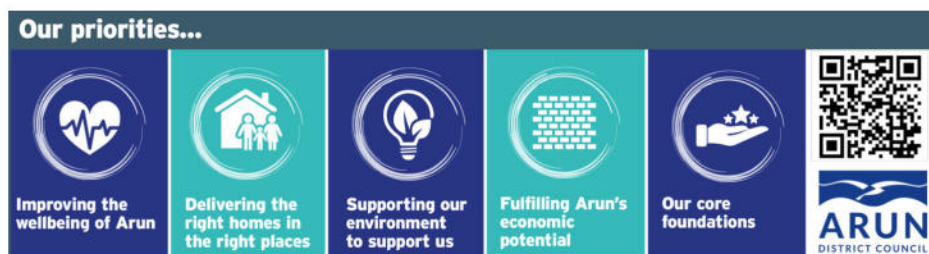
Kind regards
Hannah

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

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E: hannah.kersley@arun.gov.uk

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From: Sebnem Kurt Petre <[REDACTED]>
Sent: Thursday, March 19, 2026 18:17
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Cc: Evan Kilpatrick, Simply UK [REDACTED]

Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC

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Hi Hannah,

We've discussed the matter of Tarmac finish to the patios and terraces at the DTM.

Please find below the summary of the considerations and reasoning behind the proposed change to the patio/terrace finishes provided by our client;

"Hi Sebnem,

Thanks for sharing Hannah's comments.

I understand the design intent around using different materials to create variation and help define spaces across the site. However, from our side, the move away from block paving and resin bound finishes is mainly driven by practical considerations, particularly in a care home environment.

Block paving, although visually appealing at first, can become uneven over time due to movement and settlement. This creates potential trip hazards for residents, especially those with limited mobility or using walking aids. The joints are also prone to weed growth, which leads to ongoing maintenance and can quickly affect both appearance and safety.

Resin bound surfacing also presents some challenges. While it offers a clean appearance initially, it can wear unevenly in high traffic areas and is difficult to repair without visible patching. It can also discolour over time, and if not maintained properly, there can be slip concerns. From an operational perspective, it introduces more maintenance than would be ideal for a care setting.

The rationale for proposing tarmac is to ensure a consistent, durable and low maintenance surface that prioritises resident safety.

That said, we do recognise Hannah's point regarding visual quality and the need to clearly distinguish between public and private areas. We would be happy to explore alternative ways to achieve this, such as using contrasting edgings, kerb details or soft landscaping, so that patios and private spaces remain clearly defined without relying on different paving materials.

Happy to discuss further if needed."

Would you please let us know your thoughts once you've reviewed the above?

I believe we can find a way to provide the quality and interest in the landscaping and the safe low maintenance finish to the patios and terraces.

Kind regards
Sebnem

Sebnem Kurt Petre
Architectural Designer
[REDACTED]

ConveryPrentyShields

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From: Sebnem Kurt Petre <
Sent: Thursday, March 19, 2026 11:05
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Evan Kilpatrick, Simply UK <
Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC

Dear Hannah,

Thanks a lot for your confirmation regarding the NMA application.

My apologies I hadn't communicated the tarmac path with you ahead of the application. We had sent an email to Jessica Riches at the beginning of March for advice but never received a response. Please see this email attached.

Whilst we agree with your points regarding the differentiation of the public path and the resident's patios and visual interest, the care home operator's priority is the health and safety of the residents. I understand that although the original planning application had paving slabs specified, in their experience the residents find it difficult to move freely on paved external surfaces.

Also, some residents if they have dementia find it difficult to move between different patterns/colours as they may perceive the change in the material as an obstacle and not move past the line of change.

I would appreciate if you would allow us some time to discuss this with our client (we have a Design Team Meeting later today) and we'll get back to before the COP today.

I hope that's acceptable.

Kind regards
Sebnem

Sebnem Kurt Petre
Architectural Designer



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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: Thursday, March 19, 2026 10:42
To: Sebnem Kurt Petre <>
Cc: Evan Kilpatrick, Simply UK <>
Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC

Hi Sebnem,

Thank you for submitting the NMA - I can confirm receipt of this; it has now been allocated to me.

I have just been reviewing the proposed amendments. Whilst I do not have an issue with the majority of the proposed changes, and can accept these under the NMA, it is disappointing to see the proposed change in the finishing material for the surfacing across the site. I do consider this change to tarmac for all surfacing to have a material change in the overall appearance of the development, and would detract from the quality of the landscaping. The previous site plan showing the use of three different surfaces for the footpaths, terrace paving and residents patios aided in creating material interest and variation across the site, and also helped to differentiate the different areas of the care home.

If tarmac is required, I would request that this is used only for the footpaths to replace the previously approved resin bound gravel. The use of block paving for the terrace and resident patios should be reinstated as so to improve the visual quality and appearance of the development. This variation in material also aids in differentiating between the public and private areas, especially in the case of the resident patios where the paving makes it clear that this is a private space used for the amenity of the resident. The use of tarmac detracts from the amenity value of these areas, and makes it unclear to users of the footpaths that these patios are not a part of the path.

Please could you let me know your thoughts on the above, and whether the previous materiality can be reinstated.

Kind regards
Hannah

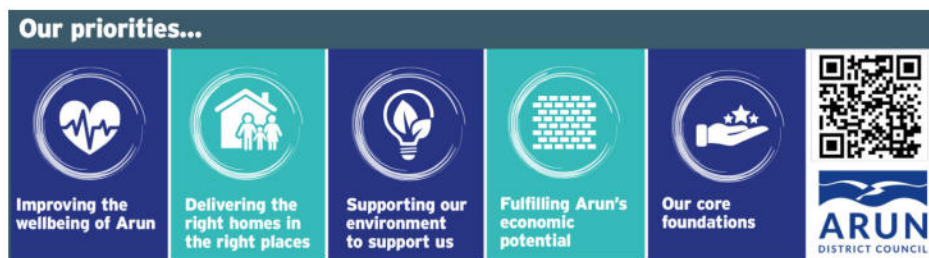
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From: Sebnem Kurt Petre <[REDACTED]>
Sent: Monday, March 16, 2026 17:17
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Evan Kilpatrick, Simply UK <[REDACTED]>
Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC

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Dear Hannah,

Please find attached the ASHP compound amended as requested.
Please note that as the VRF units are now removed, we moved the ASHP units approximately 3 mt's toward the building to help shorten the pipe runs to the building.

We trust that you'll find the above and attached acceptable.
We'll follow up with the NMA application tomorrow.

Kind regards
Sebnem

Sebnem Kurt Petre
Architectural Designer
[REDACTED] 0

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Sent: Monday, March 16, 2026 16:36
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Evan Kilpatrick, Simply UK <
Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC

Good afternoon Hannah.

Thanks a lot for your quick response.
That's good news, I'll send the updated ASHP drawing asap and submit a NMA (hopefully tomorrow).

Kind regards
Sebnem

Sebnem Kurt Petre
Architectural Designer


ConveryPrentyShields

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: Monday, March 16, 2026 16:29
To: Sebnem Kurt Petre <[REDACTED]>
Cc: Evan Kilpatrick, Simply UK <[REDACTED]>
Subject: Re: Proposed Care Home at Pine Marten Close, P/25/26/DOC

Dear Sebnem,

Thank you for your email - my apologies for missing your call earlier.

In theory this will not be an issue. As I have discussed with Evan, I was looking into whether the relocation of the VRF units could be resolved through a joint NMA and DOC route. As P/25/26/DOC still has a month or so left until expiry, we are in a position to be able to accept the revised noise assessment and any updated plans in respect of discharging condition 5 under this application. On review of the attached and that already submitted, I am happy to accept the amended site plan as a substitute, however I believe we will also need a revised ASHP compound drawing, showing this compound with the VRFs removed. If you are able to get this drawing amended and sent over, I can get this superseded on the application and reconsult environmental health.

However, in order to determine P/25/26/DOC, we do need to make sure that the details we approve as part of the condition are in accordance with the approved plans for the permission. Therefore, to approve the updated NIA and site plan as part of the details for condition 5, we will need an NMA to be submitted and determined before the DOC is determined, so that the condition details match the approved plans. When I last spoke to Evan, I had advised that I was going to go away to check the EHO was happy with the revised NIA, so that we were able to go down the NMA route without requiring an EH consultation. Our EHO has come back to me and confirmed he has no objection with the relocation of the VRFs, and as such we have sufficient clarity that there would be no increased harm to residential amenity from noise pollution, and can confirm an NMA is appropriate.

We would subsequently request that a NMA is submitted as soon as possible so that the plans can be regularised in advance of P/26/25/DOC being determined (we will need to make a decision on this by 27th April).

I hope the above makes sense - please do let me know if there are any queries.

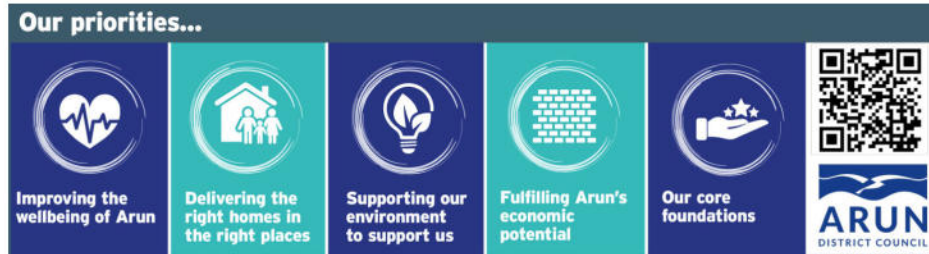
Kind regards
Hannah

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Sebnem Kurt Petre <[REDACTED]>
Sent: 16 March 2026 11:58
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Proposed Care Home at Pine Marten Close, P/25/26/DOC

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Dear Hannah,

**Approval of details reserved by condition under P/92/25/S73 relating to condition 5- Noise
Kingfisher Manor Pine Marten Close Pagham Bognor Regis PO21 3WE**

Regarding the above application, I understand that you had a chat with Evan in relation to the VRF units at the south gable of the care home.

Please see attached site plan and a revised noise impact assessment for your review.

We were wondering if it would be acceptable to substitute the noise plan and submit the attached site plan (for the proposed re-location of the VRF units from the ASHP compound to the south gable) so it can be assessed under this discharge of condition application?

We look forward to hearing from you.

Kind regards
Sebnem

Sebnem Kurt Petre
Architectural Designer
[REDACTED]

Fourth Floor
144 West George Street
Glasgow
G2 2HG

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