

Susan Haley

From: [REDACTED]
Sent: 14 August 2025 16:26
To: Jessica Riches
Cc: Peter Cleveland; Katherine Child; Peter Humphry; Lucy Robinson; David Easton
Subject: RE: Climping and Pagham - meeting notes and action points
Attachments: FHL-CPP-100.pdf; FHL-SDPP-001.pdf

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Hi Jessica,

Further to your email below and the meeting we had last week, please find attached a combined phasing plan and a phasing drainage plan.

On the combined phasing plan, you'll see that we've managed to bring forward the availability of as much open space as possible, as early as possible. The plan also shows footpaths that will be available prior to first occupation. And we have made sure it ties in with the 20m west landscape document that was shared with you last Monday (have you reviewed that yet?)

The phasing drainage plan has been updated following the receipt of comments last week.

I hope these are now acceptable and the condition can be discharged.

Kind Regards

Jane

Jane Carrington
Technical Planner

[REDACTED]

Please note my normal working days are Monday to Thursday.



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[REDACTED]

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

Sent: 01 August 2025 16:38

Subject: RE: Climping and Pagham - meeting notes and action points

Hi Jane,

I've reviewed this briefly with David, and I'm afraid we still have concerns about getting this through the Appropriate Assessment.

Landscape Phasing Plan (Rev F)

The landscape phasing plan states "Due to drainage related constraints - such as the location of basins, swales and attenuation tanks (and works to facilitate such) - that fall within 20m of the Western boundary, planting of the hedgerow prior to such works will not be feasible. The green areas shown below are within the 20m zone and will be directly affected by the installation of the drainage features shown hatched." However, from reviewing the plans in relation to the location of the hedgerow and the basins themselves, I can see that there is a reasonable gap between most of the basins. Could you please explain in more detail **why** you cannot plant the hedge, and then move onto the basins. This is not sufficiently justified in the statement, and we are wondering why this cannot be accommodated.

In addition, the document suggests that the drainage basins across the whole site will take *approximately* 5 months to complete, however, the basins on the western part of the site are the ones apparently prohibitive, so it is unclear why this would prevent the landscaping from being delivered earlier. Given that construction timelines are so variable, there is little certainty in the document that the planting would be established in the first planting season. Should the basins take longer, these may be delayed for several more months and eat into the time they have to establish.

The timeline suggests that the hedging is planted in November, however the document itself refers to a start date of September, 20 week drainage lead in time, and then planting will commence.

In order to pass the AA, there needs to be far more certainty over exactly when the hedgerow is delivered. Without justification, as above, these should be planted prior to the drainage basins along the western part of the site being constructed.

Construction Phasing Plan

To reiterate, the phasing plan would be far easier for officers to understand if it was on one plan. It is very difficult to interpret what you have done as there are so many parts.

There is a fundamental concern with the first phase of construction. Those in the south of the site (phase 1a) will have to wait for the occupation of around 75% units within the phase before any type of peripheral landscaping is provided. This is not adequate to ensure that occupants are provided with suitable dog walking routes on occupation of the site, as per the requirements of the AA.

It is unclear why you have not harnessed the opportunity of the allotment area to provide open space much earlier on in the build programme. If the allotment areas were completed and finished and Phase 2B was the first construction phase, this would allow the open space to be established for future residents to use from the outset.

It's still unclear which phase is to be progressed at which point – the naming of phases 1-6 doesn't mean anything, as there is nothing to stop you from starting phases in a different order. This is also an issue, as the landscaping on the western part should be done far in advance.

The key in the overall construction diagram (100) is also ambiguous – it reads in two ways – one being that all of the trees and landscaping in all the phases will be dealt with much later in the programme.

To conclude, bringing forward genuinely useable and finished landscaped areas prior to occupation is the main crux of the Appropriate Assessment. Officers have to scientifically conclude that the way the open space is brought forward during construction establishes early behaviours of residents to recreate and walk dogs within the site and not within the harbour. Ultimately, by delaying completed landscaped areas you will fail the appropriate assessment.

We can have a chat about it all on Tuesday, but wanted to give you my early thoughts for consideration.

Kind regards,

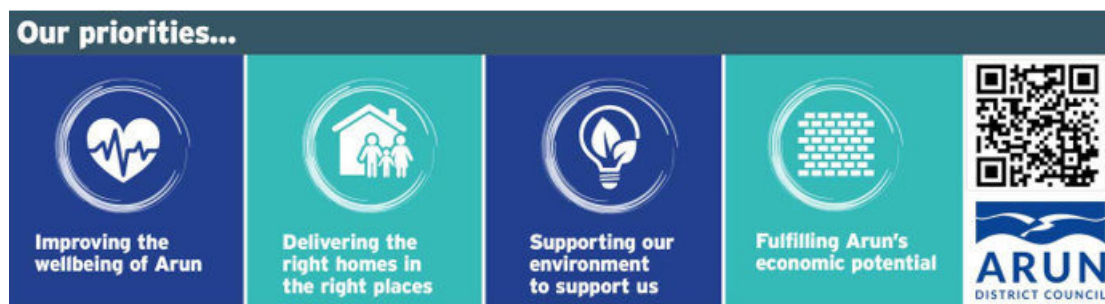
Jessica Riches *(She / Her)*
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Strategic Development Team, Planning

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Sent: 31 July 2025 12:51

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

Subject: RE: Climping and Pagham - meeting notes and action points

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Hi Jessica,

Thank you for providing your comments. I have attached your document with my responses within and have attached a revised document for you to consider. I have also attached revised phasing plans for P/46/25/DOC which I believe, resolves the conflict between the them.

Do let me know if you have any further comments.

Kind Regards

Jane

Jane Carrington
Technical Planner



Please note my normal working days are Monday to Thursday.



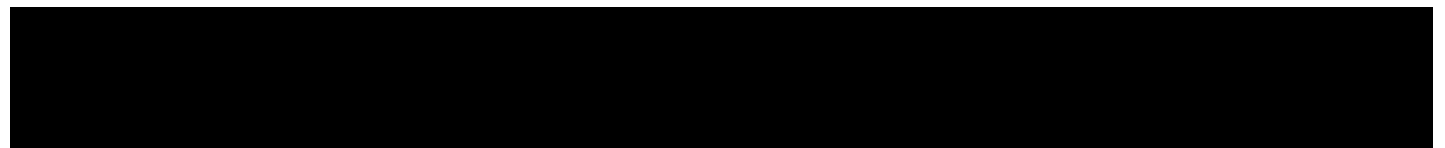
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From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Sent: 28 July 2025 16:30



Subject: RE: Climping and Pagham - meeting notes and action points

Hi Jane,

I've directly amended some text within the document and made several notes / comments on the attached. Hopefully this assists – I am happy to review this again once you have digested our comments.

Thanks,

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

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Sent: 28 July 2025 14:32

Subject: RE: Climping and Pagham - meeting notes and action points

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Hi Jessica,

RM condition 7 (Western Boundary Strip) – Were you able to review the document that Peter shared with you? I'm not aware of any comments having been shared that were due on Friday?

Kind Regards

Jane

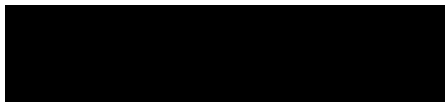
Jane Carrington
Technical Planner

Please note my normal working days are Monday to Thursday.

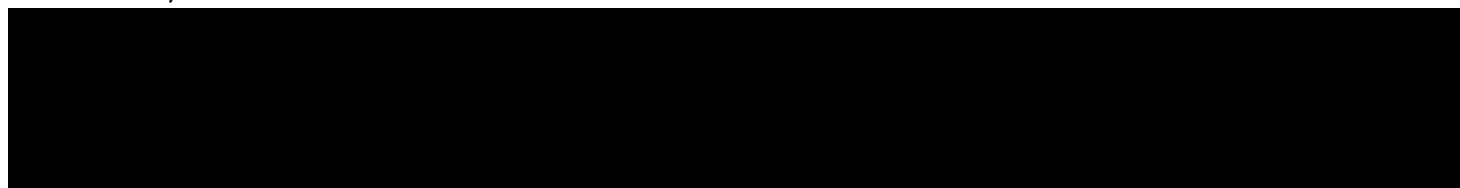


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Sent: 28 July 2025 09:01



Subject: Climping and Pagham - meeting notes and action points

Hi Jessica and David,

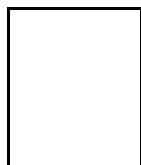
I hope you are well and had a good weekend.

Thank you for your time on Friday. As discussed, please find attached for the meeting notes and actions points.

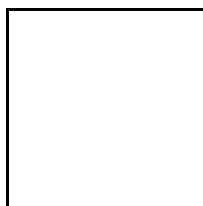
Please kindly let me know if they are agreeable or if you have any further comments.

Thank you.

Kind regards,
Lucy



☐ **Lucy Robinson Planning**
Planner



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