

[REDACTED]

From: Adrian Barker [REDACTED]
Sent: 30 September 2019 10:35
To: Simon Davis <Simon.Davis@arun.gov.uk>; Philip Farminer [REDACTED] Daniel O'Shea ([REDACTED]); Terry Seymour [REDACTED]
Cc: Julie Jarvis [REDACTED]; Shaun Slack [REDACTED], Clem Gowlett [REDACTED]; Ian Jackson [REDACTED] Aluco Ecology [REDACTED]
Subject: Summer Lane, Pagham- Meeting 23.9.19

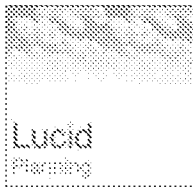
All

Please find attached notes from last week's meeting. I thought it would be useful to get something out to remind everyone of the discussion and most importantly the agreed actions.

Simon, could I please ask you to forward these to Jo and Roger as I am struggling to locate their e-mail addresses.

Many thanks

Adrian



MEETING Note

Project: **Summer Lane, Pagham**

Meeting Title: **Reserved Matters – Council Meeting No.2**

Attendees:

Phil Farminer	Drew Smith
Daniel O'Shea	Drew Smith
Simon Davis	Arun DC- Planning
Joe Russell-Wells	Arun DC- Landscape (in part)
Roger Spencer	Arun DC- Engineering Service (in part)
Terry Seymour	RPC
Adrian Barker	Lucid Planning

Apologies:

Date: 23.9.19 at 10.30

Location: Planning, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Job Number: 1050P/ATB

Item	Discussion/ Actions	Lead:
1	Consultation AB highlighted consultation responses received to date and fact that main outstanding issues needing attention related to highways and drainage. SD noted that some consultation responses were outstanding, particularly EA; County Drainage; EHO; trees; archaeology and affordable housing. SD is to chase and report back. SD noted that although the Parish Council had raised issues with the scheme (see below) it had not objected. AB noted that there had only been 5 letters of objection from local residents, most of which related to highway issues. SD requested summary response to all public consultation responses received. AB confirmed that this would be provided, along with high level reflection on key technical issues. On points of highways, drainage and design specific detailed submissions will be made under separate cover.	SD AB, TS, PBA, KSA
2	Drainage Issues	

	RS stated a preference to avoid the proposed bridging structures along the frontage to Summer Lane due to future maintenance and possible impact on habitats. Initially he wondered whether the attenuation ponds and linear drainage features to the north could be reduced and redesigned to enable a shifting of the housing north and introduction of internal roads parallel to Summer Lane. SD noted that the ecologist had provided a consultation response and raised no objection. TS clarified that the large linear water feature was not just a tool for conveyance, but was a buffer and ecological enhancement required through the outline approval. It is considered important to stay with the strategy agreed at outline. Bringing drainage from Crayfern into the site and then to the north west will be a more secure approach than taking it into the caravan park to the north. RS noted that there would still be maintenance issues, although TS highlighted that they would be more easily addressed than if drainage is all enclosed. Noting RS concern over the change in baseline hydrology, TS noted that the “diversion” of the existing watercourse is effectively taking away a risk to the downstream mobile home park, where current the existing ditch with Crayfern flows continue outfall to via culverts. Two attempts have been made by Drew Smith to survey the surface water outfall and network, both of which were unsuccessful. It is also understood that the Crayfern Developers also attempted such an outfall survey without success. Continuing to discharge to a system which already has difficulties in access and surveying is a risk which can be mitigated through the watercourse diversion which ultimately leads the surface water to the final point of discharge at the stream located north west of the site and mobile home park. TS noted RS concern over the capacity of the existing downstream system and proposed that DSM undertake a survey of the downstream ditch system and carry out a hydraulic assessment to ensure the proposed diversion does not cause flooding of the existing watercourse leading to the same point of outfall at the main stream. After discussion it was agreed by RS that an acceptable approach would be to reduce the number of crossings and to provide a larger diameter culvert. This could be achieved through rationalisation of driveways serving the houses on the road frontage. Such an approach would not require moving the housing to the north. PF confirmed that this would be explored. TS highlighted that he had discussed lining of the basins with Laura and it had been agreed that this was not necessary given the base levels of the attenuation basins had been raised above the recorded winter groundwater monitoring levels. The main swale would be left unlined to maintain its ecological function. RS questioned what was to happen between the two site parcels. TS confirmed that a report was in production and would be shared with ADC once the applicant had reviewed it.	TS KSA PF, TS
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	On the issue raised by the Parish on safety of the approach to the attenuation basin/s TS highlighted that the knee rail was to prevent people wandering into the area which will not be permanently/ fully wet, rather than a safety barrier. It was noted that they would be RoSPA assessed and signage used, which was welcomed by JRW. This detail will be provided to ADC. TS is to produce a written response to each of the issues, supported by detailed information where appropriate. This will be submitted to ADC as a single pack. It will ensure that the ecological role of the drainage network is fully picked up.	TS TS, Aluco
3	Highway Issues AB highlighted that the transports consultants, Paul Basham Associated, where is dialogue with County Highways to deal with the various comments that had been received. A single response on these matters will be issued to ADC ASAP. Was noted that PBA were reviewing comments on vehicle charging points, the level and functioning of car parking spaces against the latest County standards, scope for informal parking and adequacy of turning heads. Relative to comments on the length of driveways and concerns that if not appropriately detailed they could result in vehicles overhanging the highway it was agreed that the layout be reviewed to ensure that drive lengths were no longer than 2 ¼ spaces long. AB noted that County comments on highway issues raised by the Parish Council had addressed many of the points, confirming the adequacy of the Summer Lane/ Pagham Road access; confirming the acceptability of Summer Lane width and addressing the crossing of Summer Lane.	PBA PBA PBA, KSA
4	POS JRW confirmed that he had spoken to the Parish Council and was aware of their issues, as now detailed in the consultation response. Re the land south of Summer Lane, he would support the request for hard surfaced paths (possibly hoggin construction), lighting and street furniture. Picking up on the Parish response DO queried whether an equipped play area was still required in the POS. If this was	

	removed there may be scope to fund the changes being suggested by the Parish. JRW and SD confirmed that there was not a requirement for such a play area. JRW highlighted that if not provided a compensatory payment may be required. The Council's emerging SPD indicates that for a 90 unit scheme the sum is likely to be in the order of £155,000, although it was noted that the SPD was not yet adopted. PF highlighted that it is unlikely that it would be possible to offer a payment of that level. PF noted the need to deal with the removal of play provision via a deed of variation to the S106. SD highlighted that provision of detail on lighting, furniture and routes could avoid imposition of a planning condition. DO to consider approach and advise as appropriate. In response to DO JRW confirmed that the issue about boundary treatments related to the POS boundary rather than internal routes. PF noted the obligation to provide a post and rail fence with wire mesh at the bottom, which will prevent dog's escaping. JRW highlighted that this would be sufficient and was not clear from the application. This will be detailed on the revised POS layout. DO highlighted that he intends to pick up wider fencing details within any updated details to be submitted. PF highlighted that there will be further dialogue with the Parish Council and a revised detail will be produced for the POS. RS noted that if hard surfaced paths are to be provided the drainage implications of this need to be picked up.	PF DO DO, KSA, IJLA DO, PF TS
5	Design Issues DO noted need for possible new footpath link to connect to the route safeguarded through the Crayfern development. This will be picked up in the revised details to be issued to SD, although final provision will be dependent on the Council carrying out the required CPO. SD requested sections through the site which picked up relationship to existing dwellings, as well as showing existing and proposed levels. SD highlighted that he had concerns about the impact of plot 35 on the adjacent existing dwelling which had a conservatory close to the	KSA KSA

	boundary. It was also noted that plot 36 was proximate to an existing property with extensive boundary windows. PF confirmed that this relationship would be reviewed. In response to DO SD confirmed that the rest of the scheme seemed acceptable in terms of privacy and impact on residents. In response to the Parish comments it was agreed that all of the units in section L- L will receive hipped roofs. SD did not see the need for additional bin stores to serve the affordable housing and had no obvious concerns with bin storage to the frontage of properties. Similarly, SD was comfortable with the detailed design and materials approach that had been set out in the submission.	PF, DO, KSA KSA
6	Energy Strategy DO noted wording of condition 23 re energy strategy, with the emphasis on renewables, noting that this was now slightly outdated thinking. The intention would be to secure the required reduction via fabric efficiency rather than renewables. SD was comfortable with this approach.	DO
7	Affordable Housing SD reiterated that he had not yet received comments from his housing colleagues.	
8	S106 Update DO highlighted his understanding that the deed of variation had been submitted to ADC relative to the changes to the terms of the affordable housing. SD had not yet seen this and will chase it up. Following earlier discussion, it was agreed that a further deed of variation may be required to deal with POS changes, and possible omission of the play area. Given current uncertainties and time pressures it is suggested that the RM decision could be granted in accordance with the S106 but with details of the specific LEAP area to be conditioned. Then, should agreement be reached for a contribution in lieu of an equipped area a NMA and DoV to the S106 could be applied for. SD views on this approach were invited.	SD PF, SD
9	Conditions SD highlighted that he had not yet considered conditions, but depending on the level of detail to be submitted noted that	

	conditions may be needed for vehicle charging, lighting, street furniture, boundary treatment, removal of permitted development etc. SD is to report back further on the issue.	SD
10	Timescales As the Parish Council had not objected to the scheme the RMA would not be required to go to Planning Committee. This would now only happen if a request is made by a local councillor which is agreed by the chair of planning. This was unlikely given the limited number of local comments. SD will notify the Parish Council once the revised details are submitted and they will have 21 days to review. This will not be a full re-consultation process.	SD
11	Next Steps/ Any Other Business PF agreed to set out programme for provision of the promised information and share this with SD. This will enable SD to advise when he will deal with the application. PF noted the driver for a swift decision to enable discharge of required conditions to enable commencement with S278 works immediately in the new year.	PF, SD