

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 March 2021 08:10
To: Planning Scanning
Subject: FW: Application Y/151/20/PL
Attachments: Swept Path_210304.pdf; Site Map of Water Sources and Parking Areas_compressed.pdf

Amanda Scholes

T: 01903 737453

E: amanda.scholes@arun.gov.uk

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 04 March 2021 13:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Application Y/151/20/PL

Please upload the below and attached to the above application; further information.

Thank you

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510

E: maria.tomalova@arun.gov.uk

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From: Laura Bourke [REDACTED]
Sent: 04 March 2021 11:26
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Application Y/151/20/PL

Hi Maria

In response to West Sussex Fire and Rescue comments please find attached a swept path analysis for the site. This confirms a suitable and safe access is available to the site.

In addition, I also attached a site plan to confirm the location of reservoir/tanks on site and the available spaces for fire appliance to access water supplies both within the site and the fire hydrant on Lake Lane.

I have discussed comments with Mr. Ian Stocks direct and he has confirmed the submission of this information will satisfy outstanding queries.

I trust this is all in order and would be grateful if could confirm safe receipt.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

[REDACTED]

DOWSETTMAYHEW Planning Partnership
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Date: Monday, 1 March 2021 at 14:27

To: Laura Bourke [REDACTED]

Subject: FW: Application Y/151/20/PL

Hi Laura,

Please see below the response from FRS.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510

E: maria.tomalova@arun.gov.uk

From: Ian Stocks [REDACTED] **On Behalf Of** FRS Water and Access
Sent: 01 March 2021 13:59
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Application Y/151/20/PL

Afternoon Maria,

The size and location of the alternative water supply looks like it would meet with the requirements, we will need is evidence of suitable access and a hard standing area for a fire appliance to enable the water to be extracted and used to extinguish a fire. Also evidence will be needed to show the access from the reservoir to the accommodation area containing 8 mobile homes and that they are within the required distance. There is a fire hydrant out on lake lane within 90 metres of this area but there is no access route from the road to enable it to be used.

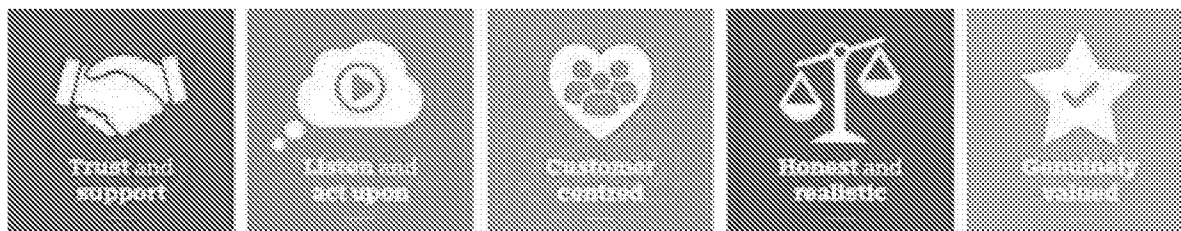
The other 3 mobile homes appear to be within 90 metres of the other reservoir, once again providing there is a suitable position for the water to be extracted.

Regards

Ian

Ian Stocks – Water and Access Manager
Water and Access Office
West Sussex Fire and Rescue Service [West Sussex County Council](http://www.westsussex.gov.uk)
Location: Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 25 February 2021 18:06
To: Ian Stocks [REDACTED]
Subject: FW: Application Y/151/20/PL

Dear Mr Stocks,

With regards to your comments on the above application please see below the response of the client/agent. I would appreciate if you let me know if the below would be sufficient.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

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From: Laura Bourke - [REDACTED]
Sent: 25 February 2021 16:03
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Application Y/151/20/PL

Hi Maria

Thanks for clarifying your position on the Site Management Plan. I am checking whether one is already available and could be extended to include the new units. I will come back to you on this point.

With respect to water availability for the fire service, the applicant has confirmed the reservoir which lies to the west of the proposed units (see attached location plan) holds 144,000 litres of water. The Health & Safety Manager on site has confirmed it will be possible to utilise this resource and that the reservoir has sufficient capacity to tackle any fire on site.

I trust this helps to resolve this concern and I would be grateful if you could confirm whether any further information is required?

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Date: Thursday, 25 February 2021 at 13:48

To: Laura Bourke [REDACTED]

Subject: RE: Application Y/151/20/PL

Hi Laura,

I do not think this is a late request and in addition it is something what should be submitted with an application due to a residential properties in the vicinity.
Also I believe that you should (not only me) check the comments of consultee and to react accordingly.

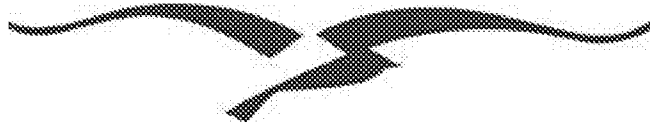
I do not believe that one week is not enough for such a Management Plan which should be already on the place since this is noting new only in a larger number.

I do believe that you will manage it.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510

E: maria.tomalova@arun.gov.uk

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From: Laura Bourke [REDACTED]

Sent: 25 February 2021 13:40

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Re: Application Y/151/20/PL

Hi Maria

Thanks for coming back to me. I am conscious the determination deadline for the application is next week and so a request for detailed information at this time could delay the process.

From your email I understand this information is 'preferred' prior to the application being determined however you will be no doubt aware the NPPF and PPG (tests of condition) confirm that such matters can be appropriately conditioned. Given the late request and ability to seek this information before works commence on site it's the applicant's view that a condition is the correct way to proceed.

I would be grateful if you could consider this approach.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

[REDACTED]

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Date: Thursday, 25 February 2021 at 10:49
To: Laura Bourke [REDACTED]
Subject: RE: Application Y/151/20/PL

Hi Laura,

Thank you for your response.

No, we would prefer to have a Management Plan and noise mitigation measure before the decision is made and the condition would be:

The development permitted by this planning permission shall only be carried out in accordance with the following ...

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

From: Laura Bourke [REDACTED]
Sent: 25 February 2021 10:32
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Application Y/151/20/PL

Hi Maria

Thank you for your email. I have advised the client a swept path analysis is required, and we are seeking a fee quote to have this work undertaken ASAP. Will let you know once this is undertaken.

With respect to the site management plan and noise matters would it be possible to condition these matters?

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

[REDACTED]

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Date: Wednesday, 24 February 2021 at 14:04
To: Laura Bourke [REDACTED]
Subject: RE: Application Y/151/20/PL

Hi Laura,

Thank you for your email.
I am afraid you should provided an evidence showing suitable access as required by Fire And Rescue Service.

I believe you have spotted YPC comments as well and it would be helpful if you provide further information to support your application.

YPC support this application on the basis of the following conditions being imposed:

- A full site management plan is provided relating to ensure reduced anti-social behaviour in terms of noise and light pollution.
- Each unit is not occupied as a permanent residence. It must be occupied on a weekly basis with a void of 4 weeks during every 12-month period.
- Each unit must have sufficient parking provision for a two-bedroom unit.
- Each unit must be conditioned for agricultural worker/seasonal work occupation only.
- The Utility Room to be for storage and welfare use only and not to be used as sleeping accommodation.

As you see above (the majority already applies), however site management plan is required. Recently I have dealt with an accommodation for agricultural workers and

'Safeguards and protocols will be put into place to make sure the accommodation meets acceptable standards (ie set internally and externally by the governing bodies) whilst providing a safe and secure home to the residents during their stay. These extensive systems will also corroborate the amenity of the local community is safe and secure'.

For instance:

- Check In/Out inventories;
- Residents Handbook (includes facility overview, fire & emergency plans, important contact numbers, site rules, accommodation rules, induction overview etc.)
- Weekly checks (Audit);

In respect of noise pollution, the application includes a number of measures designed to mitigate the activity levels and noise disturbance associated with the use. These include the following:

1. New team members who to sign an Accommodation Agreement which sets out rules and regulations concerning the use of accommodation;
2. Setting of a quiet time between 22:00 hours and 07:00 hours including no loud music and no gathering of residents in groups;
3. No use of the external amenity space between 22:00 hours and 07:00 hours;

Probably your clients have some other...

I would advise you to read through the objections and if you provide further information make things clear and transparent it would ease the process.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

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From: Laura Bourke [REDACTED]
Sent: 23 February 2021 19:08
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Application Y/151/20/PL

Hi Maria

Further to my email below, I have reviewed West Sussex Fire and Rescue comments, attached for ease. In light of comments received can you advise whether any further information is required to demonstrate access would be possible by a fire appliance ?

I am checking on site water arrangements with the applicant to confirm water supply arrangements and will come back to you on this point ASAP.

I look forward to hearing from you

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

[REDACTED]

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From: Laura Bourke [REDACTED]
Date: Tuesday, 23 February 2021 at 14:31
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Application Y/151/20/PL

Hi Maria

Hope you are well.

I would be grateful if you could provide an update on the progress of application Y/151/20/PL. If you have any questions or queries, please just let me know and I would be happy to help.

Kind regards

Laura

Laura Bourke
BA MSc MRTPI
Senior Planner



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