

Tom Nemeth

From: Vanessa Clipstone <Vanessa@laister.co.uk>
Sent: 14 November 2023 12:09
To: Tom Nemeth
Cc: Jo Bell; Nayan Gandhi
Subject: [EXTERNAL] RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.
Attachments: 1096 S 231114 Medmerry Masterplan Application Drawings and Documents Schedule updated.pdf

This Message originated outside your organization.

Dear Tom

Please refer to the dropbox link with the updated drawings noted below.

<https://www.dropbox.com/scl/fo/m3cwvxe58dsk3ek0q5a1/h?rlkey=loreifs9zi02vulq36o1op932&dl=0>

- 427.01_2300.4 REV P2 – The Medmerry Village Existing Ground Floor Plan - increments added to the scale bar
- 427.01_2300.6 REV P2 - The Medmerry Village Proposed Ground Floor Plan - increments added to the scale bar
- 427.01_2500.4 REV P2 - The Medmerry Pool Existing Ground Floor Plan and Elevation - scale bar updated to 1:100.
- 427.01_2500.5 REV P2 - The Medmerry Pool Proposed Ground Floor Plan and Elevation - scale bar updated to 1:100 and drawing now includes images
- DWG/4105/001 REV B - Swept Path Drawings – 1:2000 scale bar included.
- DWG/4105/002 REV B - Swept Path Drawings - 1:2000 scale bar included.

We have also received the updated ES Chapter 6 Biodiversity and corresponding changes to Chapter 6 appendices which now incorporate the most recent bat and breeding bird surveys completed in October 2023. There are no outstanding protected species surveys to complete. Accordingly, please refer to the dropbox link the following updated ES documents:

- ES Non-Technical Summary
- ES Volume 1 (now including updated Chapter 6)
- ES Voume 3 Appendix 6.2
- ES Voume 3 Appendix 6.6
- ES Voume 3 Appendix 6.7
- ES Voume 3 Appendix 6.8
- ES Voume 3 Appendix 6.9

For internal purposes I have updated the drawing and document tracker as attached to ensure we have a composite list of the application package. I trust you and Jo now have all the information necessary to enable the application to be validated and consultation to commence.

Kind Regards
Vanessa

Vanessa Clipstone
Planning Director

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From: Tom Nemeth <tnemeth@chichester.gov.uk>

Sent: Tuesday, November 7, 2023 3:13 PM

To: Vanessa Clipstone <Vanessa@laister.co.uk>

Cc: Jo Bell <jbell@chichester.gov.uk>; Nayan Gandhi <nayan@laister.co.uk>

Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Dear Mr Clipstone

The following drawings will require amending:-

427.01_2300.4 REV P2 – The Medmerry Village Existing Ground Floor Plan

427.01_2300.6 REV P2 - The Medmerry Village Proposed Ground Floor Plan

Both have zero incrementations on the scale bar(s).

427.01_2500.4 REV P2 - The Medmerry Pool Existing Ground Floor Plan and Elevation

Existing Ground Floor Plan states 1:100 but has a scale bar measuring 1:200.

427.01_2500.5 REV P2 - The Medmerry Pool Proposed Ground Floor Plan and Elevation

No plan or elevations showing on the drawing, only drawing titles.

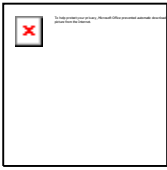
DWG/4105/001 REV 1-0 & DWG/4105/002 REV 1-0 (Swept Path Drawings) please append scale bars to match the scale to which they have been drawn to.

The updated version of ES Chapter 6 and Appendix 6.2 which incorporates the updated bat and bird surveys completed in October will also be required prior to the validation of the application.

Please note that I am awaiting Jo Bell's feedback on the amendments recently submitted which may require further amendments.

I cannot validate and process the application until she has reviewed and gives me the authority to do so.

Regards



Tom Nemeth

Validation Officer
DM Admin & Business Support
Chichester District Council

Tel: 01243785166 | tnemeth@chichester.gov.uk | Fax: 01243776766 | <https://www.chichester.gov.uk>
East Pallant House opening hours: 9am-4pm Monday to Friday



From: Vanessa Clipstone <Vanessa@laister.co.uk>

Sent: 07 November 2023 13:39

To: Tom Nemeth <tnemeth@chichester.gov.uk>

Cc: Jo Bell <jbelle@chichester.gov.uk>; Nayan Gandhi <nayan@laister.co.uk>

Subject: [EXTERNAL] RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL).
Additional Validation Requirements.

This Message originated outside your organization.

Hi Tom

Thanks for your response. Please could we arrange a short call as soon as possible so we can respond to the 'tweaks' as soon as possible?

Appreciating these amendments are tweaks please could we get going anyway with validation of the application and commence with consultation. As you can appreciate the applicant is keen to see progress, in particular the consultation process.

I'm available this afternoon to discuss.

Many thanks
Vanessa

From: Tom Nemeth <tnemeth@chichester.gov.uk>

Sent: Tuesday, November 7, 2023 1:08 PM

To: Vanessa Clipstone <Vanessa@laister.co.uk>

Cc: Jo Bell <jbelle@chichester.gov.uk>; Nayan Gandhi <nayan@laister.co.uk>

Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Dear Mrs Clipstone

Apologises for the delay in responding to your email.

I can confirm that all amended drawings inc amended outline application form and planning statement have been successfully accessed and downloaded.

I have reviewed the amended drawings (from a validation point of view) and there will be a number of amendments/tweaks to some of the drawings required.

I am presently awaiting Jo's feedback to ensure she is happy and/or to be advise if she requires further amendments.

I will write back in due course detailing these.

Regards



Tom Nemeth

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From: Vanessa Clipstone <Vanessa@laister.co.uk>

Sent: 02 November 2023 11:03

To: Tom Nemeth <tnemeth@chichester.gov.uk>

Cc: Jo Bell <jbelle@chichester.gov.uk>; Nayan Gandhi <nayan@laister.co.uk>

Subject: [EXTERNAL] RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL).
Additional Validation Requirements.

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Hi Tom

Please could you confirm you have been able to access the information on the dropbox link below?

I have just spoken with our ecologist and they will be issuing the updated version of ES Chapter 6 and Appendix 6.2 which incorporates the updated bat and bird surveys completed in October.

Please could you therefore confirm you have all the information to enable the consultation process to commence.

Jo – please note we are organising a meeting with RSBP to follow up on the pre-submission discussions we held with them. Our meeting will focus specifically on a small percentage of the BNG being delivered through a BNG project on the RSPB reserve.

Kind Regards
Vanessa

From: Vanessa Clipstone

Sent: Monday, October 30, 2023 5:32 PM

To: Tom Nemeth <tnemeth@chichester.gov.uk>

Cc: Jo Bell <jbelle@chichester.gov.uk>

Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Dear Tom

Please refer to the dropbox link for the updated drawing pack. I have incorporated the changes set out below along with the feedback set out in my discussion with Jo.

<https://www.dropbox.com/scl/fo/ydac7b5xshoogc75bkbjz/h?rlkey=nguopo55xjqtsctj4su52rrc&dl=0>

I also attached a schedule of drawings and documents that refers to all the changes incorporated into the drawings. I have also updated the outline application form, provided access drawings as requested and updated the Planning Statement to incorporate the updated drawings.

I trust you have all the information requested. Please note I'm still waiting for the updated bat survey report which I expect to receive this week.

Many Thanks
Vanessa

From: Tom Nemeth <tnemeth@chichester.gov.uk>
Sent: Wednesday, October 4, 2023 12:10 PM
To: Vanessa Clipstone <Vanessa@laister.co.uk>
Cc: Jo Bell <jbell@chichester.gov.uk>
Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Dear Mrs Clipstone

Following on from your discuss with Jo Bell, I have been asked to highlight some amendments which can be worked on whilst you consider any further revisions of the drawings.

- 1) Outline Application Form has "Scale" ticked instead of "Layout". (reserved matters being addressed on this OUT
- 2) The Site Location plan access red lined area needs to be extend to public highway (Clappers Lane)
- 3) A clearly defined site layout plan identifying both FUL and OUT site areas.
- 4) 427.01_1000.3a REV P1 (Drawing labelled Reserved Matters Plan – re-labelled to reflect "Indicative layout" as this forms part of an Outline application rather than Reserved Matter
- 5) 427.01_1000.3b REV P1 (Drawing Phase 1 Plan) to add lodge type details to each lodge represented on the drawing

I think there may have been some suggestion regarding a full set of revised drawings, but will follow your and Jo's lead moving forward.

I have included Jo in this email to ensure my interpretation of her suggestions/instructions have not been misinterpreted.

Regards



Tom Nemeth

Validation Officer
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From: Vanessa Clipstone <Vanessa@laister.co.uk>
Sent: 28 September 2023 16:34

To: Tom Nemeth <tnemeth@chichester.gov.uk>

Cc: Nayan Gandhi <nayan@laister.co.uk>

Subject: [EXTERNAL] RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

This Message originated outside your organization.

Hi Tom

As per my email below

Many Thanks

Vanessa

From: Vanessa Clipstone

Sent: Thursday, September 28, 2023 4:32 PM

To: Tom Nemeth <tnemeth@chichester.gov.uk>

Cc: Nayan Gandhi <nayan@laister.co.uk>

Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Hi Tom

I understand from the applicant that payment has been made this afternoon. I will forward the remittance slip but please could you let me know if all other details are acceptable for validation purposes.

Many thanks

Vanessa

From: Vanessa Clipstone

Sent: Tuesday, September 26, 2023 1:14 PM

To: Tom Nemeth <tnemeth@chichester.gov.uk>

Cc: Nayan Gandhi <nayan@laister.co.uk>

Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Hi Tom

Please could you let me know if you have finalised validation of the application submission and allocated an officer. I understand from the client that they were due to pay the application fee last week so this should also have been received.

I look forward to hearing from you.

Kind Regards

Vanessa

Vanessa Clipstone

Planning Director

laister

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From: Vanessa Clipstone
Sent: Wednesday, September 13, 2023 4:11 PM
To: Tom Nemeth <tnemeth@chichester.gov.uk>
Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Thanks Tom

I have forwarded the details to the applicant to pay. I have also added the Planning Statement to the drop box folder 'Additional Information for Validation' and copied the link below for ease of reference.

<https://www.dropbox.com/sh/ydn12mdifad4k2s/AADDHBz6t3sJK7ApvgZYk2Xna?dl=0>

Many Thanks
Vanessa

From: Tom Nemeth <tnemeth@chichester.gov.uk>
Sent: Tuesday, September 12, 2023 3:26 PM
To: Vanessa Clipstone <Vanessa@laister.co.uk>
Subject: RE: Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

Dear Mrs Clipstone

BACS Details as requested:-

CDC BACS	Bank: NatWest
	Sort code: 60-05-24
	Account number: 26121263.

Regards



Tom Nemeth

Validation Officer
DM Admin & Business Support
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From: Vanessa Clipstone <Vanessa@laister.co.uk>

Sent: 06 September 2023 18:11

To: dcplanning shared <dcplanningshared@chichester.gov.uk>

Cc: FraserMcColgan@lavingtons.co.uk <FraserMcColgan@lavingtons.co.uk>; RichardKeely <RichardKeely@lavingtons.co.uk>; Nayan Gandhi <nayan@laister.co.uk>

Subject: [EXTERNAL] Medmerry Masterplan - Hybrid Planning Application (reference E/23/01967/FUL). Additional Validation Requirements.

This Message originated outside your organization.

Dear Tom Nemeth/Validation Team

Further to our recent application submission on 18th August and your invalid letter response dated 25th August please see below and refer to the dropbox link for the additional information required in response to the letter.

<https://www.dropbox.com/sh/ydnl2mdifad4k2s/AADDHBz6t3sJK7ApgvZyK2Xna?dl=0>

1. Please find attached final versions of the Full and Outline Application forms.
2. Please find attached the CIL Form 1.
3. Please find attached CIL form 2 Assumption of Liability.
4. Planning Statement – this will follow shortly.
5. Amended Drawings as requested. Please refer to the following link for the updated drawings which address your comments. I also enclose an updated version of the Application Drawings and Documents Schedule for your reference.
6. Application Fee. I have reviewed our previous calculations set out in my email submission dated 18 August and your calculations in the invalid letter and confirm the following calculations:

Outline Application Fee

We incorrectly listed the site area on the form as 6.6ha. I have reviewed with the architect and confirm that as set out in the Reserved Matters Plan the development area for the outline application is 9.7 ha. We therefore confirm that the following fee calculation as set out in your letter is correct:

First 2.5ha - £11,432.00

Remaining 7.2ha (72x £138.00=£ 9,936.00).

Total Outline Application Fee £ 21,368

Full Application Fee

Part A - 124 no. lodges

First 50 no. Lodges/dwellings = £22,859.00

74 no. Lodges/dwellings -74 x £138.00 = £10,212.00

Total on lodges/dwellings £33,071.00**Part B Floorspace Proposed**

The architects have updated their floorspace totals as set out below to include both GIA and GEA for the various proposed buildings. We have a total proposed GEA of 1086sqm rather than 1,092.93sqm as set out in your letter. However, the total fee rounds up to the same amount 1,086sqm/75sqm=14.48(15x£462.00=£ 6,930.00).

Total for floorspace created is £6,930**Total Full Application Fee = £40,001.**

Total Combined Fee = £40,001 + £ 21,368 = **£61,369**. Please confirm the payment arrangements and we will coordinate with the applicant.

Building	Existing Floorspace (GEA sqm)	Existing Floorspace (GIA sqm)	Demolished Floorspace (GEA sqm)	Demolished Floorspace (GIA sqm)	Retained/Refurbished Floorspace (GEA sqm)	Retained/Refurbished Floorspace (GIA sqm)	New Floorspace (sqm)
Medmerry Village (including Pink Flamingo Building)	2303	2149m2	1311	1298m2	992	851m2	0
Medmerry Arms	329	295m2	33	29m2	296	266m2	0
Earnley beach Centre	317	Assume 317	317	317m2	0	0	0
Storage Units/Back of house	192	Assume 192	192	192m2	0	0	0
Swimming pool Structure	79	79m2	79	79m2	0	0	65
Proposed Boat House	0	-	0	0	0	0	180
Proposed Facilities Building	0	-	0	0	0	0	536
Proposed Maintenance Building	0	-	0	0	0	0	305
Total	3,220	3032	1932	1915	1288	1117	1086

As noted above I will provide you with the Planning Statement shortly. In the meantime, please could you confirm the above details and attachments are complete for validation purposes and address the matters raised in your invalid letter. As noted above please let me know the payment arrangements and we will coordinate payment of the application fee with the applicant.

Kind Regards

Vanessa

Vanessa Clipstone
Planning Director



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