

From: Joe Russell-Wells
Sent: 07 August 2014 16:01
To: Cian Cronin
Cc: Sue Howell
Subject: RE: Oldlands Farm (ref. BE/73/14/PL) - Updated Landscape Drawings

Hi Cian,

Having reviewed I can confirm that the submitted detail is now sufficient for the areas that have been identified to be planted.

I note however that there is limited landscaping / screening along the railway side of the proposal between the proposed planning at the north and the SUDS area. In addition there is no screening proposed to the north of Unit 2 - any screening in this area will help to reduce the scale of the building. Similarly there is no landscaping proposed around or integral to the car parking areas. In each of these cases further planting should be provided to allow for improved screening and setting for the development.

Regards, Joe

Joe Russell-Wells | Environmental Services and Emergency Planning Manager, Greenspace and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
Internal: 37914 | External: +44 (0) 1903 737914 | E-mail: joe.russell-wells@arun.gov.uk

Visit Arun's web site at <http://www.arun.gov.uk/main.cfmd>.



Save the environment - think before you print.

From: Cian Cronin
Sent: 04 August 2014 16:54
To: Joe Russell-Wells
Cc: Sue Howell
Subject: FW: Oldlands Farm (ref. BE/73/14/PL) - Updated Landscape Drawings

Joe,

I sent the email below to Sue but realise she is out of office until after my committee deadline.

Essentially Sue objected to this application and requested further landscaping info. The applicants have now provided the attached revised landscape plans to address her concerns.

I have to take this to August committee so would be grateful if you could provide a comment in Sue's absence by Friday if possible?

Many thanks,

Cian

From: Cian Cronin
Sent: 04 August 2014 16:34
To: Sue Howell
Subject: FW: Oldlands Farm (ref. BE/73/14/PL) - Updated Landscape Drawings

Sue,

Hope you're well?

You provided an objection to the above application on the grounds that the landscapes scheme lacked detail.

The applicants have prepared revised plans to overcome your objection to the scheme.

Could you have a look through and revert to me by next Friday as I have to get the application to the August development control committee?

Many thanks,

Cian

From: Tim Rainbird [<mailto:tim.rainbird@quod.com>]
Sent: 03 August 2014 18:59
To: Cian Cronin
Cc: Angie Fenton; Claire Freeland
Subject: Oldlands Farm (ref. BE/73/14/PL) - Updated Landscape Drawings

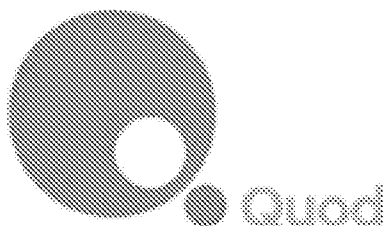
Cian,

Updated landscaping drawings attached. These address the layout issue highlighted below.

Title	Submitted Plan Ref.	Revised Plan Ref.
Hard Landscaping	1606-L02-02 Rev F	1606-L02-02 Rev J
Planting Proposals	1606-L02-03 Rev C	1606-L02-03 Rev F

Regards,

Tim



Tim Rainbird
Director

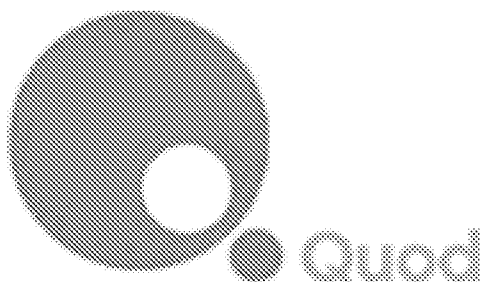
Telephone 020 3597 1000
DDI 020 3597 1009
Mobile 07834 451 539
email tim.rainbird@quod.com

From: Tim Rainbird
Sent: 01 August 2014 10:25
To: 'Cian Cronin'
Cc: Angie Fenton; Claire Freeland
Subject: RE: Oldlands Farm (ref. BE/73/14/PL) - Revised Plans & Site Investigation

Thanks, Cian -- please hold on the landscaping drawings, as they were not based on the updated Phase 1 plan. I will get them to you very shortly. The two will then marry.

See you shortly.

Tim



Tim Rainbird
Director

Telephone 020 3597 1000
DDI 020 3597 1009
Mobile 07834 451 539
email tim.rainbird@quod.com

From: Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]
Sent: 01 August 2014 09:33
To: Tim Rainbird

Cc: Angie Fenton; Claire Freeland

Subject: RE: Oldlands Farm (ref. BE/73/14/PL) - Revised Plans & Site Investigation

No worries Tim.

Substituting plans on our website is a Friday afternoon job so I hadn't done it yet.

Thanks,

Cian

From: Tim Rainbird [<mailto:tim.rainbird@quod.com>]

Sent: 31 July 2014 18:47

To: Cian Cronin

Cc: Angie Fenton; Claire Freeland

Subject: RE: Oldlands Farm (ref. BE/73/14/PL) - Revised Plans & Site Investigation

Cian,

Sorry to mess you about, but unbeknown to me the battery store was moved. I therefore attach the correct drawings which are:

Title	Submitted Plan Ref.	Revised Plan Ref.
Site Layout Plan	30699 PL 101A	30699 PL 101 Rev D
Phase 1 Site Layout Plan	30699 PL 104	30699 PL 104 Rev C
Phase 2 Site Layout Plan	30699 PL 105	30699 PL 105 Rev C

Kind regards,

Tim



Tim Rainbird
Director

Telephone 020 3597 1000

DDI 020 3597 1009

Mobile 07834 451 539

email tim.rainbird@quod.com

From: Tim Rainbird

Sent: 31 July 2014 14:41

To: 'Cian Cronin'
Cc: Angie Fenton; Claire Freeland
Subject: Oldlands Farm (ref. BE/73/14/PL) - Revised Plans & Site Investigation
Importance: High

Dear Cian,

Please find enclosed the following revised planning and landscaping drawings:

Title	Submitted Plan Ref.	Revised Plan Ref.
Site Layout Plan	30699 PL 101A	30699 PL 101 Rev C
Phase 1 Site Layout Plan	30699 PL 104	30699 PL 104 Rev B
Phase 2 Site Layout Plan	30699 PL 105	30699 PL 105 Rev B
Hard Landscaping	1606-L02-02 Rev F	1606-L02-02 Rev I
Planting Proposals	1606-L02-03 Rev C	1606-L02-03 Rev E

The amendments to the Site Plan are very minor and can be summarised as follows:

- A 'tweak' to the redline on the inner elbow of the estate road to allow for 70 meter vis splays (worst case scenario) result in an increase in site size by 0.01 ha;
- Very minor changes to the road alignment; and
- Inclusion of two bell mouths serving the future Phase 1a site (albeit noting that it will not be the Bericote permission under which the road will be constructed).

The phasing plans have been amended simply to reflect the above changes to the Site Plan.

The landscaping drawings have been updated to address the comments provided by Sue Howell, the ADC Leisure and Landscape Officer, including more detail and an NBS planting spec. Trees have also been relocated from the inner elbow of the estate road to the landscaped area immediately to the west of Unit 1 owing to providing visibility splays that are clear from obstruction.

On the issue of existing trees and their protection, given there are no trees on or adjoining to the application site, a tree protection scheme is not required before the development commences, as implied in Sue Howell's response.

In addition, here is a link to the Phase 2 Site Investigation which has now been prepared:

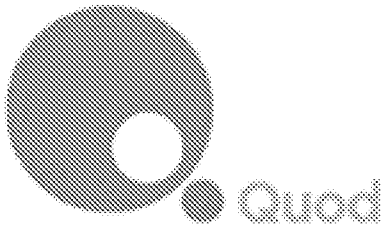
<https://dl.dropboxusercontent.com/u/95163040/R.14459.003.Rev002a%20-%20Oldlands%20Farm%20GI.pdf>

I trust this can be passed to your EHO who I know is yet to comment on the application, so it would be good if the comments on the SI could also be incorporated. I should also add that a remediation strategy is being prepared and will be submitted in due course.

I hope the substitute plans and SI are clear. Please do not hesitate to contact me if you have any queries.

Regards,

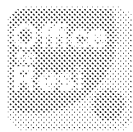
Tim



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