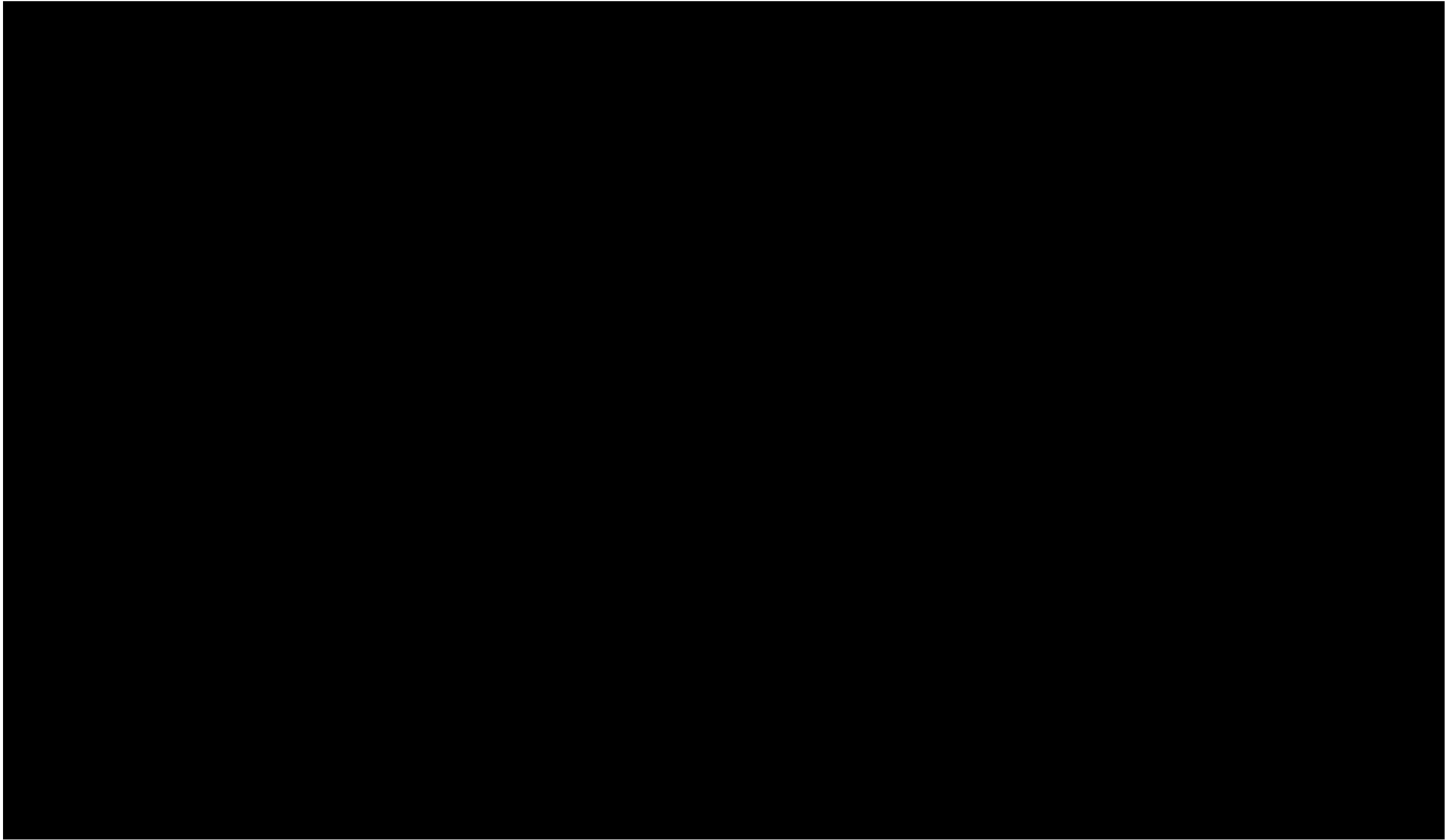




From: Sue Howell
Sent: 26 August 2014 16:31
To: Neil Crowther; Joe Russell-Wells
Subject: FW: Oldlands Farm (ref. BE/73/14/PL) - Updated Landscape Drawings

Neil

Having viewed the detail attached I would like to respond as follows.

The landscaping detail given is not adequate for the scale of the proposed development.

The landscape detail shown is lacking in design and detail and whilst a native planting mix would be viewed as suitable for periphery areas where it adjoins open farm land it would not be adequate as a complete and full landscape scheme. Landscape inclusion is still lacking without any tree proposals to the eastern boundary and is absent altogether from the northern boundary, north of Unit 2. Landscaping in some form should be explored to this area and whilst the proposed building positioning in relation to the existing ditch is a constraint, it should not rule out the investigation of all options.

Additional landscaping has not adequately been shown to the car parking areas, which along with the lorry parking and recycling areas presently depict an unacceptable level of greening, the proposals submitted give no scope for biodiversity or aesthetic enhancement.

I would recommend that a diverse and complete landscape scheme is submitted for approval or conditioned as a matter of any approval.

Regards

Sue



From: Claire Freeland [<mailto:claire.freeland@quod.com>]
Sent: 22 August 2014 14:13
To: Neil Crowther; Sue Howell
Cc: joe.russel-wells@arun.gov.uk; Tim Rainbird; Angie Fenton
Subject: Oldlands Farm (ref. BE/73/14/PL) - Updated Landscape Drawings

Dear Neil, Sue,

Cian kindly forwarded on further comments received from your colleague, Joe Russell-Wells, and I spoke with Joe yesterday to clarify.

As detailed below, we have taken on board your final comments and to this end I attach the following revised plans and document:

- Planting Proposals (ref. DLA-1606-L02-03 rev H);
- Hard Landscape Layout (ref. DLA-1606-L02-02 rev L); and
- Detailed Planting Scheme/ Management Plan (Rev E).

Dealing with each point in Joe's response in turn, I can comment as follows:

- "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." *Additional landscaping is now proposed along the eastern boundary, as shown on the attached proposed landscape plans.*
- "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." *There is insufficient space to the immediate north of unit 2 to enable trees to grow given the proximity of the building to the site boundary, and the location of the ditch just north of the application site. However, we have incorporated additional tree planting in front of unit 2 on the north western boundary, as shown on the attached proposed landscape plans.*
- "Similarly there is no landscaping proposed around or integral to the car parking areas." *Additional landscaping has been incorporated, where possible, within the car parking areas, as shown on the attached proposed landscape plans.*

Sue -- I will give you a call shortly to discuss. As you may be aware, the application is due to go to committee on Wednesday, therefore we would very much appreciate it if you could possibly review and confirm that the proposed alterations are acceptable.

Thank you.

Kind regards,
Claire



Claire Freeland

Associate

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From: Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]

Sent: 14 August 2014 11:29

To: Tim Rainbird

Cc: Neil Crowther

Subject: FW: Oldlands Farm (ref. BE/73/14/PL) - Updated Landscape Drawings

Tim,

Apologies for the delay in sending this to you.

This is the second response from our landscapes. They are slightly concerned about the landscaping in the south eastern corner of the site and think there is potential for some more to be proposed.

Could you consider the email below from Joe Russell-Wells and either send in a revised landscaping plan for this area, or alternatively we can add a condition requiring a more detailed landscaping to be included.

If you are preparing a new plan please can you submit this by Friday 22nd.

Secondly, I mentioned previously that for the DM committee meeting it would help Members if we had some perspective drawings or CGI images of the proposed units. I know Andrew Ball at Rolls Royce was saying that he has seen some for the scheme. Could you let ADC have a copy please for the committee presentation.

Many thanks,

Cian

[Cian Cronin MRTPI](#) | Senior Planner (Strategic Development), Planning, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: cian.cronin@arun.gov.uk



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

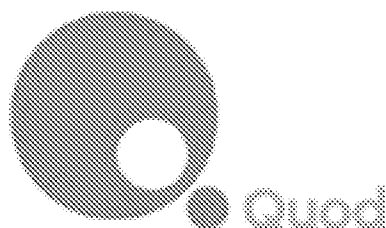
Cian,

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

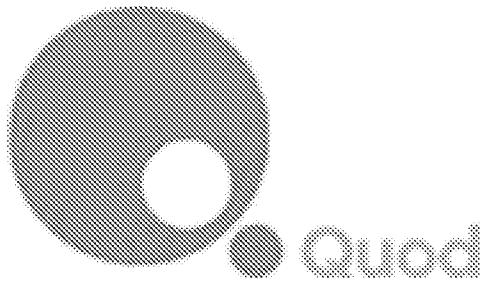
email tim.rainbird@quod.com

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

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:

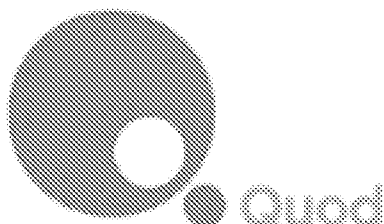
<https://dl.dropboxusercontent.com/u/95163040/R.14459.003.Rev002a%20-%20Oldlands%20Farm%20GI.pdf>

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



Tim Rainbird

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