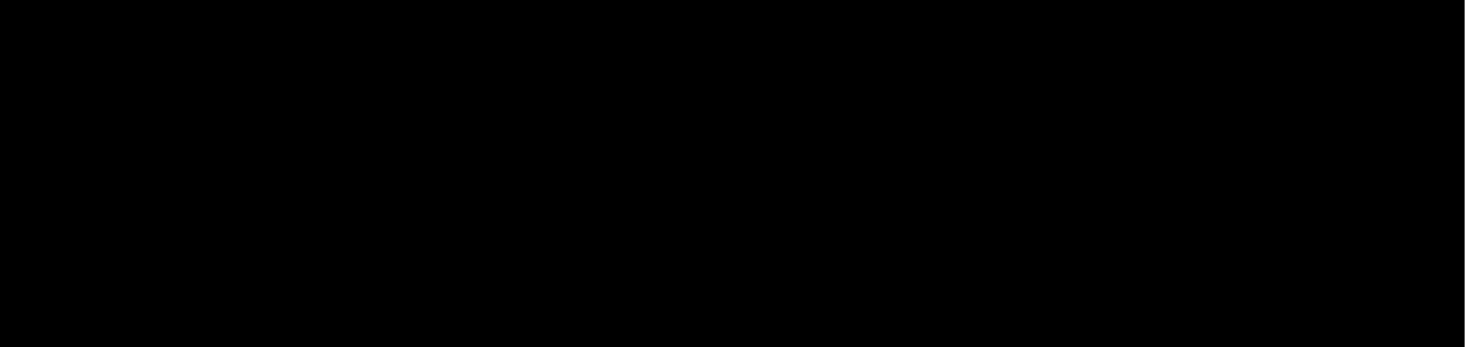




From: Anna Harper [REDACTED]
Sent: 02 October 2019 15:44
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: [EXTERNAL] Fwd: Site 6, Chichester Road, Bersted

Simon,

As discussed and agreed on our call earlier this week. Please find my retort to comments made by Stephen Jupp below.

Mr Jupp has queried whether amended plans have been submitted yet to show the correct width of the landscape hedge. As discussed, I am content that the plan issued to you on Monday 16th September (Tree Plan JN283-2500) along with the updated landscape plan issued on 19th August 2019 address the matter of the existing hedge and that you have adequate information to determine on that basis.

It would be extremely impracticable for the hedge not to be included within the curtilage of any property. Not only would this cause future management issues, it would also create a potential rat run and unattractive frontage to Chichester Road. It is perfectly natural for a hedge to form the boundary to a curtilage, as it does to the property adjoining the site, so this is something we are not willing to look at implementing.

With regards to Mr Jupp's comments regarding the construction compound, whilst this matter would not usually be a material consideration in the assessment of the application, as we have asked the CEMP be approved I can understand why Mr Jupp may have raised this point.

The CEMP very clearly notes that working hours would be restricted to normal working hours 08:00-18:00 Mon-Fri and 08:00-13:00 Sat. This has been approved previously for all preceding phases so there should be no cause for concern that this would change in the final phases of construction.

Mr Jupp notes that it is essential tracking is shown. As this is a matter for the Highways Authority to assess, I am happy no further information is required given that they have raised no objection and that the scheme has previously been tracked and assessed.

Lastly, Mr Jupp has quite rightly highlighted discrepancies between the proposed site layout and drainage strategy plan submitted. Can I suggest a drainage condition be imposed on this permission, given that we have not yet progressed to full detailed technical design this drawing has not yet been produced. If you feel it is required ahead of approval, I will of course instruct the work.

Please note that I hope to have a signed S106 issued by the end of the week; following receipt of that I don't anticipate there are any other matters to address. If you believe there are any other outstanding matters, please do just give me a call to discuss.

Kind regards,

Anna

Anna Harper
Development Manager

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE

From: stephen jupp [REDACTED]
Sent: 26 September 2019 16:15
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Anna Harper [REDACTED]
Subject: [EXTERNAL] Fwd: Site 6, Chichester Road, Bersted

Simon

have amended plans been submitted yet to show the correct width of the landscape hedge and also that it is NOT to be included within the curtilage of any property but is fenced off separately and remains the responsibility of the management company to maintain as currently occurs along with the rear hedge

In addition the submitted drainage plan appears to show the removal of the corner of the landscape where the side and rear parts meet - this is unacceptable. i do not see why it needs 4 spaces and if 3 are required one could be adjacent to the garage.

This plot should also be moved 1.5m to the west to provide a 1.5m gap between its side wall and the hedge. Experience shows that the hedge will be removed in part to get the scaffold in otherwise. There is room to move it to the west

drawing L90-201 Rev A seems to remain current but the drainage plan contradicts this plan

I also note that they have shown the new construction site compound.
As the brick yard is next to a house it is essential there are hours of use on this

In addition whilst tracking is shown in and out of the site onto the main road there is no internal tracking to demonstrate that a lorry can turn round on site.... this is essential

finally i do not seem able to view properly the tree and hedge location plan.....

Kind regards

Steve Jupp