

[REDACTED]

From: Anna Harper [REDACTED]
Sent: 23 October 2019 15:14
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: [EXTERNAL] Fwd: Site 6, Chichester Road, Bersted ref BE/84/19/PL

Hi Simon,

As just discussed, the landscape plan was updated and re-issued following Mr Jupp's comments so I am happy we have addressed that point.

The hedge viewed from Chichester Road appears as though it remains the same thickness the whole length. It does in fact kink in and thin in places along the boundary. As we have shown on plan, we are proposing the boundary be retained as is.

I see Laura Gibbons has agreed that detailed drainage design can be resolved by condition and has you are now in receipt of the S106 I believe there are no outstanding matters.

If you could please confirm when you expect to have a decision issued on this once you have assessed work load for this week.

Many thanks,

Anna

Anna Harper
Development Manager

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE
[REDACTED]
www.berkeleygroup.co.uk

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 10 October 2019 13:11
To: Anna Harper [REDACTED]
Subject: RE: [EXTERNAL] Fwd: Site 6, Chichester Road, Bersted ref BE/84/19/PL

Hi Anna,

Sorry for the delay in responding. I am seeking Drainage Engineer advice as to whether a drainage condition would be appropriate (as you know, they had already stated no need for a drainage condition based on the strategy).

Mr Jupp's point about the hedge and an amended plan is clearly based on your email to him from 3rd September in which you said that an amended plan would be provided. Can I ask why it was not felt necessary in the end to amend the plan?

I have been looking at the hedge on Google Streetview (dated to June 2018) and this clearly suggests that the hedge is wider than the 2m width shown on your landscape plan. I estimate (using a brick length of 22.5cm) that the section above the brick wall in the attached photo is around 2.25m. The image suggests the hedge is at least double this. Also, I note that the streetview imagery suggests that the hedge is not a perfect straight line as per your drawing.

Aside from this, I can confirm that the S.106 was received and is with Legal.

As to timescales, I currently have 9 cases older than yours and I believe that I will be able to make a start on the recommendation on the 25th October.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

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

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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

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



Begin forwarded message:

From: Anna Harper [redacted]
Subject: Site 6, Chichester Road, Bersted
Date: 3 September 2019 at 11:43:41 BST
To: stephen jupp [redacted]
Cc: Simon Davis <Simon.Davis@arun.gov.uk>

Dear Mr Jupp,

Following our correspondence earlier this week, I can confirm that the footpath and existing landscape belt running alongside the neighbouring property 350 Chichester Road, will be retained. We are currently amending the plan and hope to issue towards the end of this week.

Kind regards,

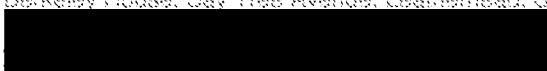
Anna

Anna Harper
Development Manager

Berkeley
Designed for life



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