

[REDACTED]

From: Simon Davis
Sent: 19 August 2019 12:21
To: Planning Scanning
Subject: FW: Application Ref. Y/4/19/RES - Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Importance: High

[REDACTED]

From: Matthew Utting [REDACTED]
Sent: 07 August 2019 15:09
To: Simon Davis <[REDACTED]>
Cc: 'Kevin Wawman' [REDACTED]; 'Alastair Dineen' [REDACTED]; 'Paul Spratt' [REDACTED]; 'Emma James' [REDACTED]
Subject: RE: Application Ref. Y/4/19/RES - Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Importance: High

Simon,

Further to my email below, I have now received the additional information from Terra Firma that has been requested by your Authority's Landscape Officer. This is attached, in the form of a revised Landscaping Plan ref. 1973-TF-00-00-DR-L-1001 P10 (which matches precisely with Site Layout Plan ref. 19.14.P101 Rev. X also attached) and nine Detailed Planting Plans.

Please confirm safe receipt.

Together with my confirmation below that my client agrees to the draft conditions that you propose to attach to a grant of reserved matters consent ref. Y/4/19/RES (subject to my client's proviso concerning condition 8), you should now have all you need to issue the same in short order. You and I can then concentrate on working to discharge the 'pre-commencement conditions' attached to the site's outline consent ref. Y/5/17/OUT.

I look forward to hearing from you as soon as possible.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

[REDACTED]

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Registered Office: Lexham House Forest Road Binfield Berkshire RG42 4HP

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From: Matthew Utting [REDACTED]
Sent: 07 August 2019 14:18
To: 'Simon Davis' [REDACTED]
Cc: 'Kevin Wawman' [REDACTED]; 'Alastair Dineen' [REDACTED]; 'Paul Spratt' [REDACTED]; 'Emma James' [REDACTED]
Subject: Application Ref. Y/4/19/RES - Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Importance: High

Afternoon, Simon.

I am now able to reply to the emails and attachments that you sent me on 1 August 2019, with reference to the topic headings below.

Revised Site Layout Plan Ref. 19.14.P101 Rev. X

A copy of this plan is attached – please note the following:

1. The plan contains an updated and expanded Accommodation Schedule, as requested.
2. The footpaths across the site's areas of POS are shown as being tarmac, which my client has agreed direct with your Authority's Landscape Officer, Sue Howell.
3. The POS to be provided as part of the site's development and shown on the plan has a total area of 0.23 hectares – the same amount as that shown on the illustrative Conceptual Layout Plan ref. 004b that was submitted with the site's outline application ref. Y/5/17/OUT. You are aware of the reasons why the site's housing and POS are laid out in the way they are on Site Layout ref. 19.14.P101 rev. X – both have been agreed with you and at this late stage, neither will change.

Additional Landscaping Details

My client's Landscape Consultants, Terra Firma, have been instructed to revise/supplement their current Landscaping Plan ref. 1973-TF-00-00-DR-L-1001 P09 to provide the additional information requested by your Authority's Landscape Officer – I anticipate being able to send you this information by the end of this week.

Proposed Planning Conditions to be Attached to a Grant of Reserved Matters Consent Ref. Y/4/19/RES

With reference to your list of draft conditions, as attached, I can confirm that all are agreed by my client. However, please note the following:

1. Condition 8 – my client will accept this condition on the proviso that the site's POS, including a LEAP and LAP, will **not** be offered to your Authority for adoption. As such, the total sum equivalent to £13.51 per sqm of POS provided on site and set out within the S106 Agreement linked to the site's outline consent ref. Y/5/17/OUT will be used to fund provision of the LEAP and LAP, which as you know, are not expressly required by the site's outline consent ref. Y/5/17/OUT or the S106 Agreement linked to the same. My client will ensure that the site's POS, LEAP and LAP are maintained by a private management company, despite this also not being expressly required by the site's outline consent ref. Y/5/17/OUT or the S106 Agreement linked to the same.

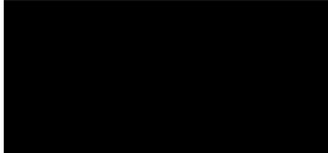
Otherwise, I can confirm that my client also agrees your pre-commencement condition relating to tree protection, as set out in your letter sent by email on 1 August 2019, as attached.

I hope this email is helpful – please contact me if you have any queries or need to discuss any matter in more detail.

Regards,



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From: Simon Davis [REDACTED]
Sent: 01 August 2019 12:57
To: Matthew Utting [REDACTED]
Subject: Y/4/19/RES

Dear Matthew,

As previously indicated, I am working on the recommendation/report this week. In doing so, I have come across a few matters which I require your further assistance with. Please note the following points, which require further action from yourselves:

- (1) I realised that I did not have comments from our Landscape Officer so I chased her yesterday. She has replied and has raised objection (please see attached). Can you respond with the additional detail on the non-tree planting and also reconsider the use of gravel to pathways. Also, can you provide a new drawing which shows the POS calculation for each of the POS areas.
- (2) I am also currently awaiting further Drainage comments (should have these by the end of the week).
- (3) There are no plans to show the design of bin stores, cycle stores or sheds. You could provide a drawing or I will need to condition this. Please advise preference.
- (4) We also need a drawing showing elevations of each type of fencing, otherwise I will need to impose a further condition. Please advise preference.
- (5) Can you provide a schedule to enable me to assess internal space standards. Ideally this should have plot number, no of storeys, no of beds/person (e.g. 2b4p) and General Internal Area in m2.
- (6) I need to impose a pre-commencement condition for tree protection. You will receive an email from our system separate to this. I also attach draft conditions - these have not been agreed by my Team Leader but you may wish to comment.

Please also note that when we notified the Parish Council on the last set of plans, we had to give them 21 days to respond and this date expires on the 6th August meaning no permission can be issued until after the 6th unless they respond beforehand. However, I doubt that the above matters can all be resolved by the 6th so although we are clearly getting there, the decision is still a short way off.