

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 August 2019 09:03
To: Planning Scanning
Subject: FW: Application Ref. Y/4/19/RES - Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ

From: Simon Davis
Sent: 19 August 2019 16:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Application Ref. Y/4/19/RES - Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ

[REDACTED]

[REDACTED]

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Sue Howell [REDACTED] >
Sent: 15 August 2019 11:08
To: Simon Davis <[REDACTED]>
Subject: RE: Application Ref. Y/4/19/RES - Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ

Hi Simon

I have now had the opportunity to have a look over the landscape detail for this scheme

The information contained within the detailed landscape drawings 1973-TF-00-00-DR-L-3001-9 proposes a scheme of trees and shrubs which is varied and suitable for location providing a mix of both evergreen and deciduous planting. The information has been supplied in plan form with quantities, species choice, planting densities and size at time of planting.

I would recommend my agreement with Condition 8 relating to the provision of play for this development with unequipped (mounds/boulders/seat/bin) LAP and equipped LEAP (six play experiences) being provided on site by the developer. I would also be in agreement that the maintenance of the POS areas do not come to the LA for adoption, but that they are retained and maintained by the appointed management company.

Please seek clarification for approval in plan form of the Play equipment being proposed for this development and the connectivity of the play area to the pathways.

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.

I agree that the pathways now changed to tarmac would be our preference and allow for inclusive access across the development.

1. *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.*

From the information submitted I would recommend **no landscape objection** to the detail contained within Y/4/19/RES following outline consent Y/5/17/OUT.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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From: Simon Davis

Sent: 08 August 2019 11:05

To: Sue Howell

Subject: FW: Application Ref. Y/4/19/RES - Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ

Importance: High

Hi Sue,

Can you comment on the specific landscaping plans now provided.

They have also changed the path finish to tarmac and confirmed the POS amount (in the first email below).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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