

From: Simon Davis
Sent: 14 October 2019 12:03
To: Rebecca Redford [REDACTED]
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Dear Rebecca,

I have now spoken with Bovis and their Planning and Design Manager has advised me that the fence has only been put in temporarily for their sales & marketing on the site and to screen them from the development next door. They state that it will be the responsibility of the scrap metal site to put in their final boundary treatment.

On this basis, please amend the plans to show hedge in place of the section of fence.

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk

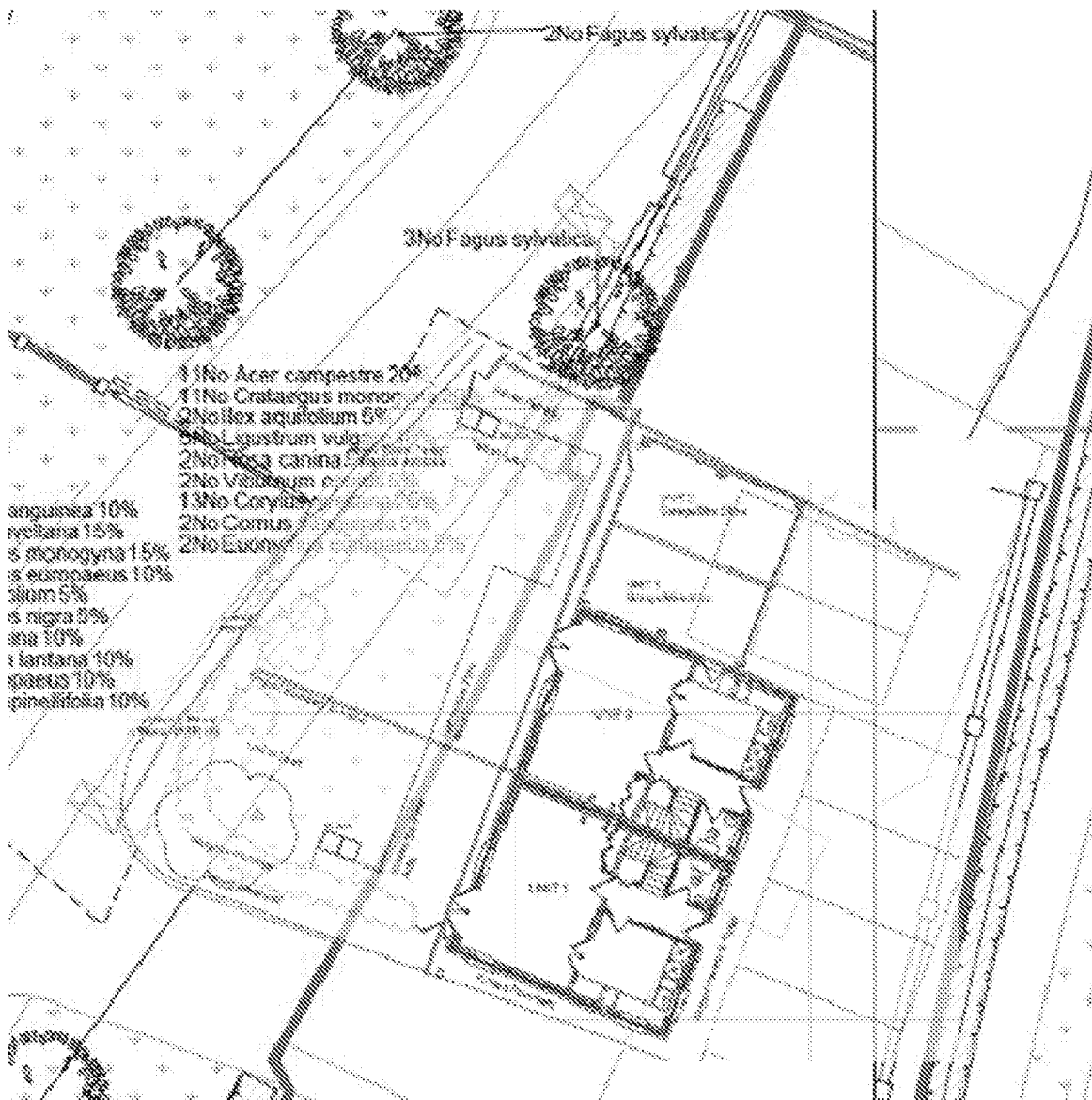


Save the environment - think before you print.

From: Rebecca Redford [REDACTED]
Sent: 04 October 2019 13:18
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

As you will remember when we and Bovis initially submitted the applications there was a clash in the red lines. Bovis had incorporated land within my clients ownership and had said it was going to be their landscaping strip. We sent you through the land registry details as we will be using the land in question for the gardens of the properties to the west of our site. In actuality it would appear Bovis haven't amended their landscaping scheme to reflect this – although on the ground the site team is aware and has been working around it – so in reality it works.

I have overlaid the two extracts (not perfectly I apologise) and hope this will help to clarify the situation.



Thanks

Rebecca

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: Friday, 4 October 2019 11:58

To: Rebecca Redford [REDACTED]

Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Dear Rebecca,

I am struggling to understand where this fence is in relation to your site. I attach a screenshot of the approved Bovis landscape plan alongside your drawing. As neither plan matches up with the other, it is difficult to compare.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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From: Rebecca Redford [REDACTED]
Sent: 04 October 2019 11:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Morning Simon,

I have spoken to the site manager and he is getting the site tidied up but he also wanted to let you know he has been around to all the neighbours and given them direct contact details for himself should they have any issues with working practice on the site. Suffice to say they appear to want to use the Council as a buffer, so apologies for that.

In terms of the fence in question, the site manager has also informed me that it has recently been put up by the Bovis' site crew as part of their landscaping strategy for the entrance to their site. I believe the piece of land to the north of the fence has been incorporated into Bovis' landscape scheme although strictly in the ownership of the applicant. I have had a quick look at the approved landscape plans for the Bovis site and it would appear to be that in front of the fence will be a shrubbed area with a tree in it, screening the fence. If this is not how you understand the scheme please let me know and I am sure the applicant will have no issue with replacing the fence in out scheme with a hedge.

Kind regards

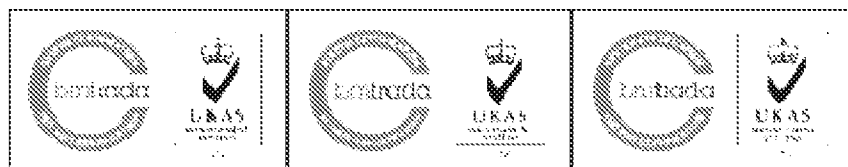
Rebecca

Rebecca Redford
Associate – Bluestone Planning



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Friday, 4 October 2019 10:32
To: Rebecca Redford [REDACTED]
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Dear Rebecca,

I would like to request a further change to the layout/landscaping plan please. The hedge is great but I see that there will be a section of fence on the northern boundary which will face Burndell Road. We would like this to be hedged also.

I have also received an email from a local resident complaining that:

- *There is issues with fences being damaged due to the builders placing the building equipment such as timber frames bricks etc. against them.*
- *Today we have observed a new fence has been erected butting up to the fence outside No 8 Fellows Gardens. The concrete posts that the fence sit on have been pulled out and left lying on the floor. Panels of the fence are broken and loose.*
- *Also the gap between the Brick garage and fence has not been cleared of debris and the leftover meals that the workmen threw down from the scaffolding while laying bricks I am taking photos of the mess that they are making to our property under the assumption that this should be rectified and replaced to its former status.*

Some of these issues are civil matters but I will be contacting Environmental Health regarding the leftover food issue. Can you also relay these concerns to your clients and suggest that they take steps to rectify the issues/minimise damage to third party property.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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