



Hi,

Please add the e mail trail below as a consultation response from Ecology.

With thanks,

David Spring B.Sc, M.Sc, M.A

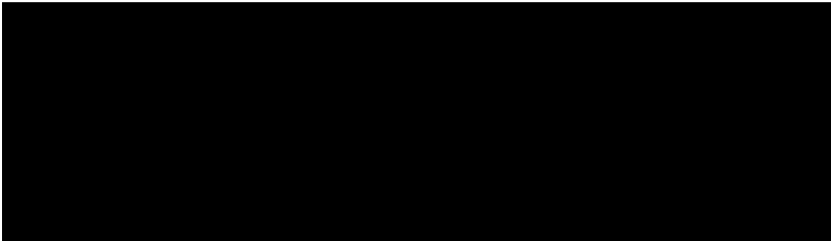


Evening David,

I am not sure what is happening with the emails, I have sent responses to each of your emails regarding this site, which are included within the email trail below. All I can think is that my emails may be going into your junk folder. Anyway I am now trying to send it from my private email address to see if it works.

Kind Regards

Liz Annalls
Environment officer
Chichester District Council



Morning David,

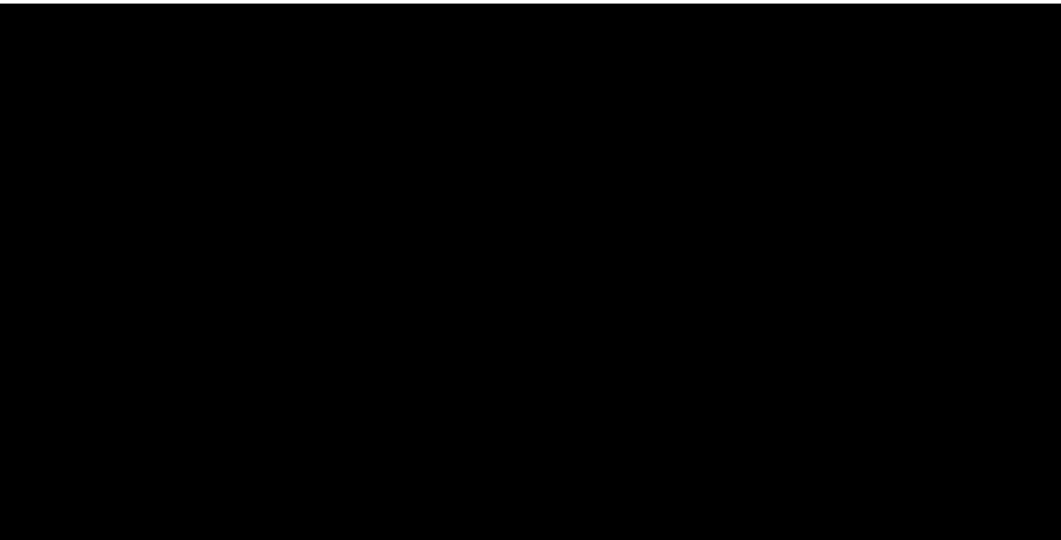
I have had a look at the planning file online for this application and the covering letter from the applicant dated 04.03.2020, where they have requested that the bat survey is included as a pre-commencement condition. We would not recommend this and following Natural England guidelines this should be actively discouraged.

This is due to the protected which bats hold within the Habitat Regulations 2017 and the mitigation for bats which would be required if bats are roosting onsite. Due to the level of protection bats have any works which will impact a bat, and or its roost (even when not in use) requires a licence from Natural England. Natural England have asked that LPA are satisfied that any mitigation proposed is suitable to obtaining a licence (meet the three tests, physically suitable for bats, achievable within the buildings design) prior to permission being sought. Otherwise you could be in the situation where bat mitigation is required, but if the scheme already has planning permission, the changes required for the bat mitigation to be suitable will result in a material change in the planning permission. Natural England will also not grant a license while there is any outstanding conditions relating to bat surveys which is why they ask that the mitigation strategy is conditioned rather than the license itself. Due to this my comments dating 15.01.2020 are still valid.

My other comments from January related to Biodiversity Net Gain and Policy ENV DM5 of the Arun District Local Plan. Within the online planning portal there does not appear to be any further information relating to this, so my comments for this also are still valid.

Kind Regards

Liz

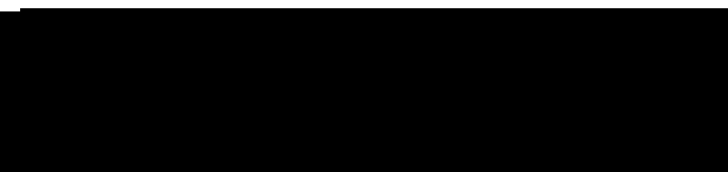


Evening David,

Thank you for your email today, please see my email below (dated 29.04.2020) relating to your enquiry on the 29.4.2020. Unfortunately we have not received any consultation requests relating to this application recently. The last consultation we had relating to this was in January, which I responded to on the 15th January. Normally we will receive a consultation email from the main Arun DC planning address which gives us a link to the application plus any additional details on the consultation. I will have a look at this application and update my comments accordingly.

Kind regards

Liz Annalls

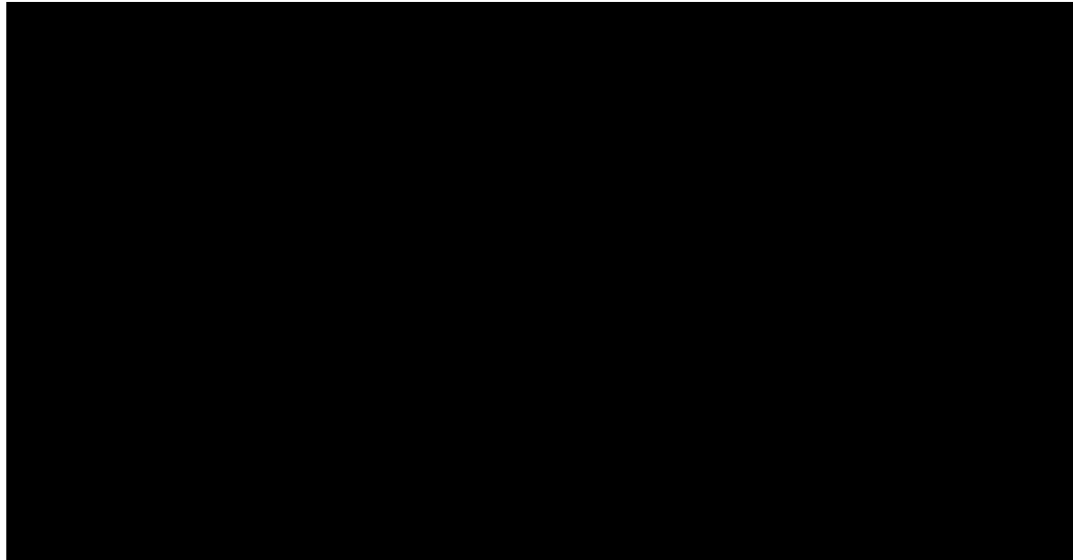


Afternoon,

Unfortunately we have not been consulted on this recently. My latest response to this application was on the 15th January 2020.

Many thanks

Liz



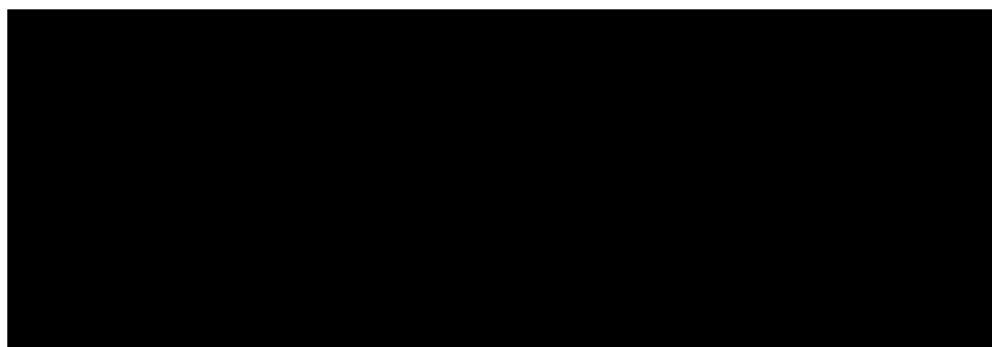
Hi,

I hope you are keeping well.

You were re-consulted by the planning department here recently and I'm contacting you today to get an idea of when we can expect a consultation response regarding the above application?

With thanks,

David Spring B.Sc, M.Sc, M.A

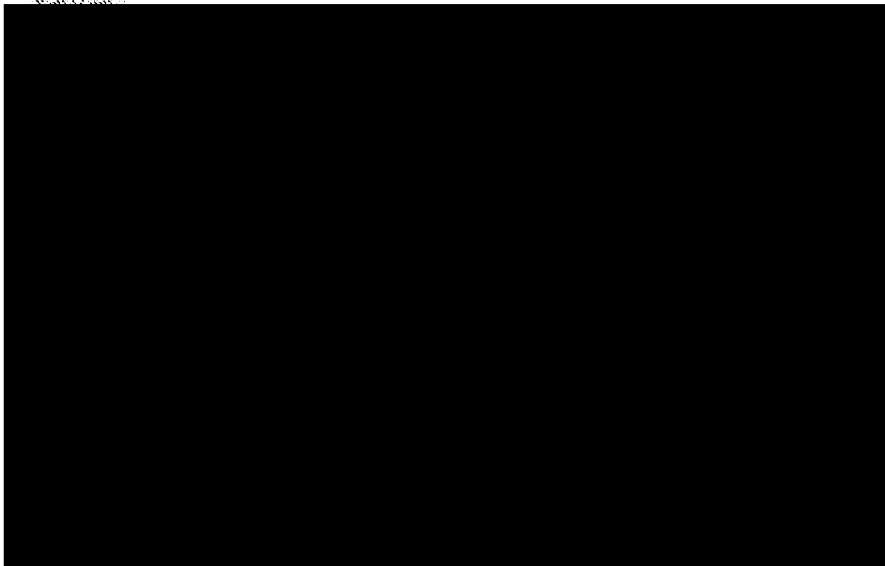


Hi David,

I don't suppose you've heard anything back from the Parish Council or the Council's ecologist? Please can you update me on the application generally from your perspective.

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner



PLANNING

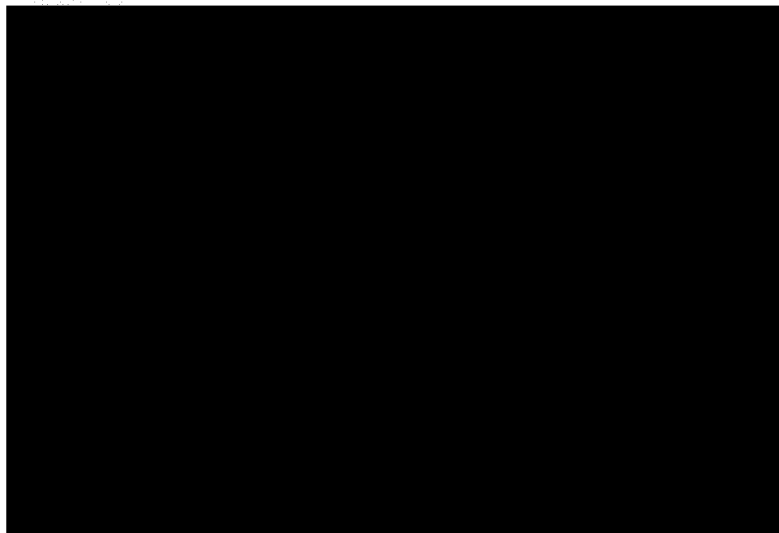
011 243 850411 www.ss-p.co.uk

Hi Andrew,

Thank you for your email. Would it be possible to update me on whether the Parish Council has reviewed the substitute plans/drawings? And whether it's possible to arrange a telephone appointment with the Chair?

Many thanks and best regards,
Kerry

Kerry Simmons MA MRTPI
Partner



RTP1

PLANNING

0243 850411 www.ss-p.co.uk

Hi Kerry,

Thanks for your e-mail and I hope you are keeping well.

I will make some enquiries and come back to you as soon as possible.

Keep safe and well!

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

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Please email or phone 01243 859141**

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Dear Andrew,

I thought I would just check with you whether the Council has now confirmed the date for the re-consultation period? And whether the Parish have had a chance to review the revised substitute plans?

I look forward to hearing from you in due course.
Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner

MRTPI

PLANNING

01243 850411

www.ss-p.co.uk

Dear Kerry,

Thank you for your e-mail and I hope you are keeping well. I am fine and working from home at the moment.

I am sorry not to have acknowledge your e-mail of the 7th April, but I can do that now. I forwarded the e-mail and all attachments to the Chair and Members of the Planning Committee asking them to consider your amended plans and let our Chair of Planning have any comments so a response can be formulated for sending to Arun. This is our usual practice outside of the formal meeting cycle.

Arun issued their usual notification of amended plans document which was sent to us on the 1st April, but without an amended response deadline! I contacted the Case Officer (David Spring) on the 8th April asking for a date for which responses are being requested. To date I have had no reply. I noted in correspondence with you on the Planning Portal he had suggested that the consultation could be turned round in 2 weeks. I await his advice.

So sorry not to be positive, but I will contact the Chair of Planning to see if a collective view on the amended plans is emerging.

Keep well and safe.

Regards

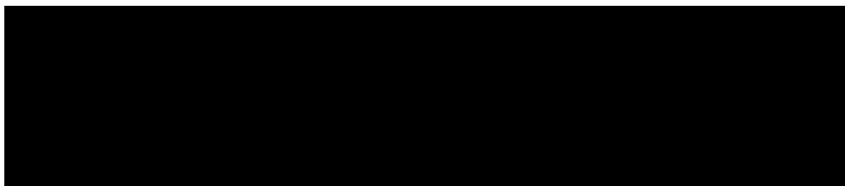
Andrew

Andrew Gardiner
Clerk to Yapton Parish Council



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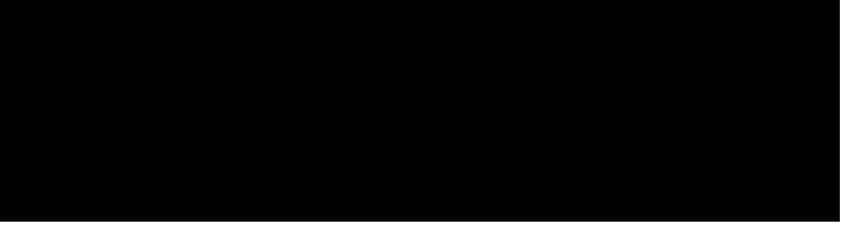


Dear Andrew,

I hope this email finds you well.

I would be grateful if you could confirm receipt of my last email (below for ease of reference) and whether you have received the formal consultation request from ADC to comment on the substitute plans?

I look forward to hearing from you.
Kind regards,
Kerry



Dear Andrew,

Firstly and most importantly, I hope you and your Members are well and safe.

I am emailing to provide you and your Councillors with a copy of the substitute plans/drawings that we submitted to the case officer last week. The case officer has advised that the substitute drawings have been processed for re-consultation and as such I thought it would be useful to get in touch to explain that the changes to the site layout have been informed by the Parish Council's latest comments.

The Parish Council originally raised an objection to the planning application based on concerns with technical aspects of the proposals, but acknowledged that the application site is located within the built up area and surrounded by other consented residential sites and as such accepted the principle of redeveloping The Steddles. In response to the Parish Council's first consultation comments we provided additional information to address the technical issues relating to density, open space, car parking and highways. At the Parish Council meeting on 9th March 2020 Parish Councillors discussed the additional information and whilst accepting that the technical queries were addressed, there was further conversation around density. Having attended the Parish Council meeting it is our understanding that the Parish is keen to protect the character of the area in terms of size of houses and quality of architecture. Although this discussion has not been reported in the draft minutes (copy attached for ease of reference) which only include the previous reasons for objecting.

We have taken onboard the Parish Council's comments relating to design and style of new homes and the layout has been further altered to create a more spacious layout. The changes also involve replacing the pair of semi-detached house at plots 1 and 2 to two detached houses, as well as refining the design of the pair of semis at plots 6 and 7 to reduce the bulk and mass of the building and add further variety and interest within the proposed built form. It is considered that the proposed high quality architecture and material finishes is reflective of the existing dwelling and other original properties in the area – please refer to the updated street scene drawings. The layout was further improved by re-siting car parking from directly outside plots 6 and 7 and replaced with additional landscaping along the street scene. The proposals have also benefitted from additional input from WSCC Highways who has now confirmed no objection to the proposals.

We have made the additional changes to the proposals on the basis that the Parish Council's original comments on the application provided valid technical queries, which we addressed with technical responses (please see a copy of our email attached), but new residential development in this location was acceptable in principle. We understand the Parish Council's objective is to protect local character and to encourage high quality new development. We trust that the alterations further reinforce the high quality design and together with the retained landscape setting would make a positive contribution to the street scene in keeping with the surrounding area, as shown on the street scene elevations – drawing attached and extract below:



We would be grateful if you could forward this email and attached substitute plans/drawings to the Chair and Parish Councillors for their consideration as part of the re-consultation. Given the current difficult circumstances surrounding C-19 we understand that the Parish Council is unlikely to meet to review the substitute plans but should the Parish have any queries or require any additional information we would be happy to respond by email.

Thank you for your time and I look forward to hearing back from you in due course.
Kind regards and take care,
Kerry

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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