

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 June 2020 08:23
To: Planning Scanning
Subject: FW: Y/121/19/PL - The Steddles,, Yapton

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: David Spring <David.Spring@arun.gov.uk>
Sent: 01 June 2020 17:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/121/19/PL - The Steddles,, Yapton

Hi,

Please add the e mail below as an agreement to an ext of time for the above application.

With thanks,

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

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

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From: Kerry Simmons [REDACTED]
Sent: 01 June 2020 16:55
To: David Spring <David.Spring@arun.gov.uk>
Subject: RE: Y/121/19/PL - The Steddles,, Yapton

David,

Please accept this email as agreement to the extension of time until 15th July. We will submit the activity and mitigation report to ADC within the next two weeks.

Many thanks,

Kerry

From: David Spring <David.Spring@arun.gov.uk>
Sent: 31 May 2020 16:59
To: Kerry Simmons [REDACTED]
Subject: RE: Y/121/19/PL - The Steddles,, Yapton

Kerry,

Happy to have a chat tomorrow if it suits you? Can we get an ext. Of time until 15th July please as it will now have to go to the July committee?

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

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

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From: Kerry Simmons [REDACTED]
Sent: 29 May 2020 12:21
To: David Spring <David.Spring@arun.gov.uk>
Subject: RE: Y/121/19/PL - The Steddles,, Yapton
Importance: High

Hello David,

Is there any chance we could speak on the phone today?

I have just spoken to the applicant who has confirmed that the bat survey work has been booked in for the first two weeks of June.

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner



RIBA #



RTPI

PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB

www.ss-p.co.uk

From: David Spring <David.Spring@arun.gov.uk>
Sent: 28 May 2020 13:04
To: Kerry Simmons [REDACTED]
Subject: RE: Y/121/19/PL - The Steddles,, Yapton

Kerry,

In terms of Ecology please see the Ecologists response.
What would you suggest is the best way to address this issue?

'ENVIRONMENT OFFICER- No objections but recommendations and enhancements are required. A further bat survey is needed prior to determination (may - September), retention of hedgerows, any site clearance should not be between march 1st - October 1st, unless an Ecologist checks site first. Protections for hedgehogs. Biodiversity net gain needs to be provided.

Following re-consultation a further consultation response was received on 11th May 2019 which stated that the bat survey should not be included as a pre-commencement condition. This is due to the protection 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 there could be a 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'.

I am finishing tomorrow but I'd like to have this report written up fully before I leave.

I look forward to hearing from you.

With regards,

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

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

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From: Kerry Simmons [REDACTED]

Sent: 13 May 2020 14:20

To: David Spring <David.Spring@arun.gov.uk>

Subject: FW: Please find attached amendment on planning application Ref: Y/121/19/PL - The Steddles,, Yapton

Hi David,

Following the Parish Council's latest comments, please can you update me on the application and when the Council is likely to be holding its next Planning Committee?

I look forward to hearing back from you.

Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner



Planning & Architecture

RIBA RTPI

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From: Yapton Parish Council Clerk

Sent: 12 May 2020 16:57

To: David Spring <David.Spring@arun.gov.uk>

Cc: Kerry Simmons; Natalie McKellar

Subject: RE: Please find attached amendment on planning application Ref: Y/121/19/PL - The Steddles,, Yapton

Dear David,

Thank you for your e-mail and I hope you are keeping well too. I am fine thank you.

I have followed up a response and the comments I have received are as follows:

"Re Steddles, We are at a loss as the recent Yapton Planning Committee meeting made it clear that there was deep concern at losing large single dwelling plots to small housing schemes. We cannot see how we get around this unless the original house is retained and housing placed in the grounds as a possible solution."

I hope this enables you to progress the decision on this application.

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

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From: David Spring <David.Spring@arun.gov.uk>

Sent: 08 May 2020 11:38

To: Yapton Parish Council Clerk <[REDACTED]>
Subject: RE: Please find attached amendment on planning application Ref: Y/121/19/PL

Hi Andrew,

I hope you are well.

I was wondering when we can expect Parish Council comments on the amendments made please?

With thanks,

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

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

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From: Yapton Parish Council Clerk <[REDACTED]>
Sent: 08 April 2020 12:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>; David Spring <David.Spring@arun.gov.uk>
Subject: RE: Please find attached amendment on planning application Ref: Y/121/19/PL

Dear David,

I note the notification of amendments on planning application Ref: Y/121/19/PL which was issued on the 1st April 2020. I have also seen correspondence between you and the agent suggesting that comments on the amended plans could be received from us within two weeks. However, the notification issued did not specify what timescale you were expecting any comments from the Parish Council to be received back by you.

I have now received some explanatory comments on the amended plans from the agents, which I am about to share with the Members of Yapton Planning Committee who can prepare a response under delegated powers without the need for a formal meeting taking place.

Can you let me what timescale I can tell the Chairman we have in preparing a response to the amended plans.

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

[REDACTED]

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 01 April 2020 15:04

To: Yapton Parish Council Clerk [REDACTED]

Subject: Please find attached amendment on planning application Ref: Y/121/19/PL

To: Yapton Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: Y/121/19/PL

Registered: 20-DEC-19

Site Address: The Steddles North End Road Yapton BN18 0DT

Grid Reference:

Category: Plan Applicat'n

Description of Works: Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.

I am able to inform you that I have received an amendment to the above application dated 1st April 2020 relating to:- Amended plans 01/04/20

Click here to view the plans and documents

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 13th February 2020.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Click here to make further comments

The officer dealing with this application is David Spring who can be contacted on telephone number 01903 737521.

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

DX 57406 Littlehampton

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