[redacted]

From: Simon Davis
Sent: 12 October 2021 15:11
To: Havis, Sean [redacted]
Cc: Sparkes, Jessica [redacted]
Subject: Drove Lane Sales Cabin refs Y/141/21/PL and Y/142/21/A

Dear Sean,

Thanks for this. Unfortunately I was not able to work on anything other than your Reserved Matters application and an application concerning Pagham Spit last week and so I am just catching up on other emails.

I have written back to ecology today to seek their further advice. I have also had the following comments:

WSCC PRoW state that *"On closer inspection of the Sales Areas (Block Plan) rather than the Location Plan I originally looked at, it is unclear if it is actually sited on FP200_1. Could you please ask the applicant to show the position of the nearby footpaths on a plan so I can see more clearly?"* Please provide a plan.

Conservation Officer stated that: *"Y/142/21/A –' Various advertisements in various locations'. The plans for the hut (proposed advert specifications) include a site plan which shows it at the junction or Drove Lane and Main Road, as opposed to its new location within the site – is this ok, or does this plan need to be amended?"* I agree that there is an advert spec plan which is from the previous application. Please confirm that this should be deleted from the file.

WSCC Highways state that: *"With regards to the proposed advertising the applicant should demonstrate that the totem and static banner flag poles, adjacent to the site access, are located outside of the visibility splays for the main access onto Main Road. If the advertising is located outside of the visibility splay the Highway Authority would not have any objections to the proposals."* Please demonstrate this with a drawing.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Havis, Sean [redacted]
Sent: 01 October 2021 16:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sparkes, Jessica [redacted]
Subject: RE: *EXTERNAL: Y/141/21/PL Drove Lane Sales Cabin

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Hi Simon,

Hope you are well and apologies I have been on leave so have only just seen this.

In regard to the Ecological Enhancement Plan submitted in 20/12/2017, I can only find the attached that I presume this is referencing to? This does not identify it as an ecological enhancement zone but just specifies that it falls outside of the 'proposed housing' extent. The indicative layout that this plan is based on has changed significantly as part of our ongoing discussions with Arun DC with the increased size and relocation of the central green link.

It is also worth clarifying that the proposed sales cabin is temporary in nature and the land will be returned to that approved under the landscaping plans approved as part of the Reserved Matters (Y/49/21/RES) and will therefore inevitably still seek to enhance the local ecology through careful and considerate landscaping design.

Many thanks,
Sean

Sean Havis (AssocRTPI)
Planner
Barratt David Wilson Homes, Southern Counties

BDW House, Guildford, Surrey, GU1 4SW

[redacted]

BARRATT HOMES DAVID WILSON HOMES

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 September 2021 10:34
To: Havis, Sean [redacted]
Subject: *EXTERNAL: Y/141/21/PL Drove Lane Sales Cabin

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Dear Sean,

Our ecologist has written to say that:

"Thank you for the opportunity to comment on this application. I would be grateful if the applicant could provide some clarification on the implications of the location of the proposed cabin. It is appears that it is due to be located in area of ecological enhancements in accordance with the Ecological Enhancement Plan submitted in 20/12/2017 with the application Y/92/17/OUT. Should the proposals be located in an areas that was previously set aside for ecological enhancements and as mitigation for impacts on protected species, this will need to be addressed comprehensively."

Please respond to me on this.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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