



From: Ian Johnson [REDACTED]
Sent: 27 April 2017 18:28
To: Lucy Harding
Cc: Claire Potts; 'Steve Culpitt'; Ben Stephenson; Matthew Witt | Western Design Architects
Subject: RE: *Y/1/17/OUT Land at Bonhams Field Main Road, Yapton [IM-Active.FID1539474]

Dear Lucy

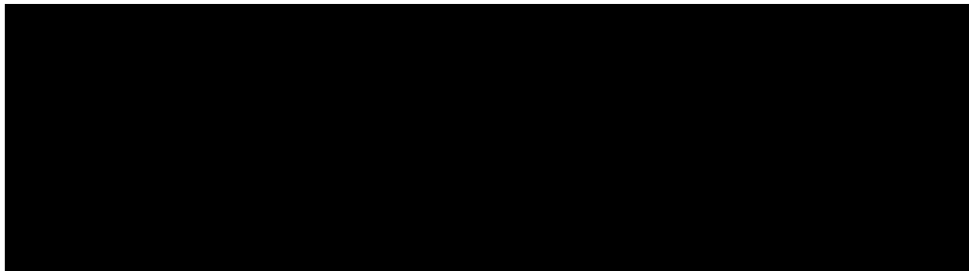
Please see a revised layout plan attached, showing the dwelling removed from the frontage and a rotation of the barn style dwellings on the eastern side of the site. A layout simply showing dwellings (indicatively) located on the frontage, as requested by Dr Wightman, is also attached. Please regard these as 'indicative' alternatives, although note they are contrary to the strong requests made by the neighbours which we went to some effort to engage with through meetings and one-to-one drop-in sessions at the pre-application and post submission stages.

In light of these alternative illustrations and the planning merits in all other regards are you now able to make a positive recommendation to go to the next Committee? There is ample control through the reserve matters process to consult on and refine this layout to arrive at a detailed scheme, as you are aware. Please regard me as an additional resource if I can assist in any way to help you meet your report writing deadline.

Best regards

Ian

Ian Johnson MRTPI
Director & Practice Manager
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



From: Lucy Harding [redacted]
Sent: Thursday, April 27, 2017 4:27 PM
To: Ian Johnson [redacted]
Cc: Claire Potts [redacted]; Steve Culpitt [redacted]; Ben Stephenson [redacted]; Matthew Witt [redacted] | Western Design Architects
Subject: RE: *Y/1/17/OUT Land at Bonhams Field Main Road, Yapton [IM-Active.FID1539474]

Dear Ian,

Thank you for your email.

As I have mentioned previously, although the final layout and design is a matter for a later application, it does influence the 'acceptability in principle' of the proposed development in this particular location which is sensitive in terms of heritage assets. On this basis, I cannot guarantee that the outcome will be favourable to you without first overcoming the issues raised by the Conservation Officer.

To clarify, the committee takes place on 21st May, not 31st May. 31st May was the agreed extension of time date by which to issue a decision.

Regards,
Lucy

Lucy Harding BA, MSc | Principal Planning Officer, Strategic Development, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ian Johnson [REDACTED]
Sent: 27 April 2017 15:10
To: Lucy Harding
Cc: Claire Potts; 'Steve Culpitt'; Ben Stephenson; Matthew Witt | Western Design Architects
Subject: RE: *Y/1/17/OUT Land at Bonhams Field Main Road, Yapton [IM-Active.FID1539474]

Dear Lucy

I have left you a voicemail as I am keen our 31st May Committee date is not postponed by yet another month, given that our application was validated in January.

Since we met on 2nd April there has been no response from Dr Wightman to our emails, voicemails or formal response to his comments. I realise you have also chased him. During our meeting we provided a rationale for why the changes would result in a conflict with the requests from neighbours at the pre-application stage and how we had arrived at a balanced decision on the layout. Furthermore, there is no requirement to accommodate comments detailed comments on the layout through a revised layout drawing as this is only an outline application with layout, general appearance, scale and landscaping to be reserved.

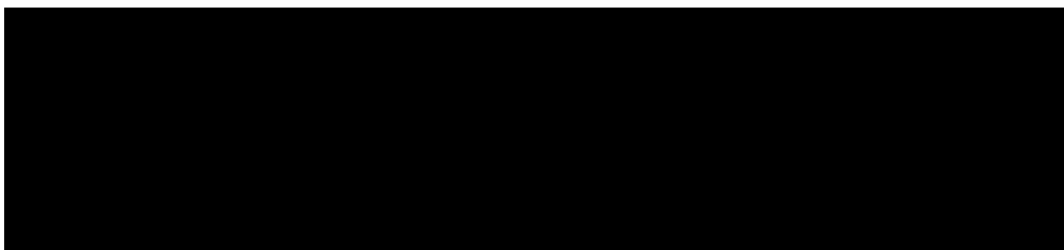
We simply cannot allow Dr Wightman's failure to engage with us, or simply extend the courtesy of an acknowledgement of our emails and messages, to continue to delay a decision on this application. I am convinced we will be in this situation next month if we delay further. I am therefore unable to agree to an extension to the determination period.

I do not feel an appeal against non-determination is the best use of resources, although in the light of this latest possible delay we feel there would be no option. In the interest of avoiding this please can we stay on track for the 31st May Committee and seek to exchange any indicative layout plans in the interim, if you still feel it necessary.

Regards

Ian

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Director & Practice Manager
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



From: Lucy Harding [REDACTED]
Sent: Thursday, April 27, 2017 12:23 PM
To: Ian Johnson [REDACTED]
Cc: Claire Potts [REDACTED]; 'Steve Culpitt' <[REDACTED]>
Subject: RE: *Y/1/17/OUT Land at Bonhams Field Main Road, Yapton [IM-Active.FID1539474]

Hi Ian,

I have received an email from WSCC asking for education contributions, which need to be included with the S106 agreement. I shall forward these to you separately.

Given that our site visit will be taking place next week, on the day that my final committee report is due, it is likely that the scheme will need to be amended accordingly and I am not convinced that the application is at a state where it can be taken favourably given the weight of the Conservation Officer's comments. I also haven't received the amended layout and associated plans to reflect the discussions we had a few weeks ago regarding the properties at the entrance to the site. Without this information (which I shall need to reconsult on – in a targeted way) I will struggle to finalise a committee report for May's planning committee by the end of next week.

On this basis, I would be grateful if you could grant an extension of time to June 30th 2017.

Kind regards,
Lucy

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From: Ian Johnson [REDACTED]
Sent: 26 April 2017 11:44
To: Lucy Harding
Subject: FW: *Y/1/17/OUT Land at Bonhams Field Main Road, Yapton [IM-Active.FID1539474]

Hi Lucy

Please see the update below from the solicitors. It looks like we shall have a version of S106 completed this week. I have also asked our heritage consultant to contact Dr Wightman prior to 4th May to help bring us closer to an agreement for when we meet on-site. Can we still keep on track for 31st May as all other matters seem to be in hand?

Best regards

Ian

ps. see you later in Committee

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From: Nicola Gooch [REDACTED]
Sent: Wednesday, April 26, 2017 11:37 AM
To: [REDACTED] n Johnson [REDACTED]
Subject: FW: *Y/1/17/OUT Land at Bonhams Field Main Road, Yapton [IM-Active.FID1539474]

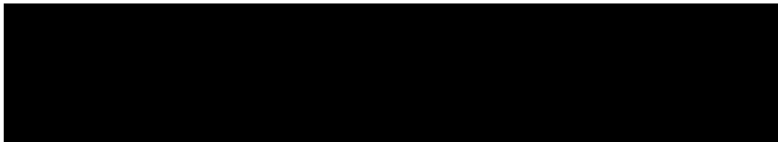
Morning Steve, Ian

Delwyn has just sent through his first draft of the agreement (see attached) Rather than duplicate, I am going to start working on pulling his agreement into shape as opposed to continuing with my own draft.

Hope to have something with you by the end of today for review/ discussion.

Kind regards

Nicola Gooch
Associate
Irwin Mitchell LLP



From: Delwyn Jones [REDACTED]
Sent: 26 April 2017 10:40
To: Nicola Gooch; 'Laura Floodgate'
Cc: Lucy Harding; Andy Elder
Subject: *Y/1/17/OUT Land at Bonhams Field Main Road, Yapton

Colleagues

I enclose 1st early draft s106 deed subject to instructions from ADC colleagues

I understand that WSCC matters and figures will be formula based and I rely on WSCC to supply that as well as details of the eventual destinations of the spend , to avoid the "pooling ban"

As to ADC matters , I haven't included environmental improvements and SUDS due to want of details and these being conditionable , though I am taking instructions on these and on the details and areas of the on-site POS and Play Area

I approve title already supplied but enclosed for anyone who hasn't seen it yet

Delwyn

Delwyn Jones | Planning Solicitor and Deputy Monitoring Officer , Legal Services, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton

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