

Nicola Moore

From: Havis, Sean <[REDACTED]>
Sent: 04 February 2022 12:04
To: Sparkes, Jessica; Lisa Adams
Cc: Simon Davis; Rosalind Bentley
Subject: RE: *EXTERNAL: Land East of Drove Lane, Yapton Y/92/17/OUT and subsequent applications
Attachments: PLN-3-1105_Planning Layouts_DAR_Tenure Plan_L.pdf; JBA19_291-LMP1 - Yapton - Rev B.pdf; PLN-3-1120_Planning Layouts_DAR_POS Areas_B.pdf

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Lisa,

Apologies for the delay. Please find our responses in Green in your email below.

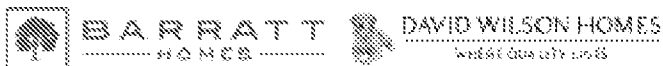
Please do not hesitate to contact me in the meantime.

Many thanks,
Sean

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

Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

E: sean.havis@barratthomes.co.uk
T: 01483 547419 | Mob: 07834 487171



From: Lisa Adams <Lisa.Adams@arun.gov.uk>
Sent: 02 February 2022 11:47
To: Sparkes, Jessica <jessica.sparkes@bdwhomes.co.uk>; Havis, Sean <[REDACTED]>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>
Subject: *EXTERNAL: Land East of Drove Lane, Yapton Y/92/17/OUT and subsequent applications



EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Hi Sean and Jess,

I trust you are keeping well.

I have just been reviewing the applications for this development as I am aware that you are intending to commence works in the near future and have the following items which I would appreciate clarification on. I am attaching a copy of a commencement notice to enable you to formally advise of commencement

of the residential development. Please can you send this to Ros Bentley (who I have copied into this email) prior to commencing works on site.

Y/127/20/PL

Condition 4 – Prior to commencement mitigation strategy for reptiles shall be implemented in accordance with the details specified in the Detailed Reptile Survey Report (Nov 2016). Please can you confirm this was implemented.

I can confirm that this has been implemented and accorded with.

Y/49/21/RES

Condition 2. No development above damp proof course (DPC) level shall take place unless and until full details of the biodiversity enhancements referred to in the submitted Biodiversity Net Gain Statement (ref JBA 19/291 ECO02 AC, 18/08/20) have been submitted to and approved in writing by the Local Planning Authority. These shall include the various bird/bat nesting opportunities and log piles referred to on the Appendix 1 plan and also the location of hedgehog gaps in fences within the site. The approved details shall be implemented in full and permanently retained in good working condition thereafter. Reason: To promote and ensure biodiversity enhancement in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

Do you have any indication on when a DOC application will be made?

We are hoping to make a DoC Application for the above and Condition 6 (below) by the end of February 2022.

Condition 6. No development above damp proof course (DPC) level shall take place until the applicant has submitted an alternative design for the proposed entrance feature at the site entrance from Drove Lane which reflects the canal based heritage of the site and for approval in writing by the Local Planning Authority. This will be agreed in consultation with Yapton Parish Council. Thereafter, the agreed entrance feature will be installed prior to occupation of any dwellings within the Canal Green character area. Reason: In the interests of preservation of the heritage interest of the site in accordance with Arun Local Plan policies HER SP1 and HER DM5.

Is this being progressed?

This is currently being worked up and we are hoping to submit by the end of February 2022.

Y/141/21/PL

Condition 3. The sales cabin and associated works hereby permitted shall be removed and the land shall then be developed to reflect the plans approved by Y/49/21/RES (or any subsequent variation of this) on or before the expiration of a period ending two years after the date that the permission has been implemented. The applicant shall notify the Local Planning Authority in writing of the implementation date. Reasons: The applicant has requested a 2 year permission and in order not to conflict with the approved plans and details for this strategic residential allocation in accordance with policies D DM1 and H SP1 of the Arun Local Plan.

I am aware that you have applied to vary this permission under Y/180/21/PL, but wonder if you can you advise when you anticipate implementing this, I believe that previously you had indicated that the site launch would be in March?

We are still intending to submit in March but this is subject to the discharge of all pre-commencement conditions on the residential parcel as they are intrinsically linked from a sales perspective.

Having also reviewed the obligations in respect of the S106 agreement I note that there are not any non-financial obligations which require schemes to be submitted prior to commencement of the development, however we will require the submission of schemes as detailed in the S106 agreement for Affordable Housing, Public Open Space and Play Areas when a phase containing any of these elements comes forward. Ros Bentley will be in contact at the appropriate time regarding the financial obligations which according to our records start to become due at the point of first occupation occurring.

Please find attached the following in regard to the S106 Agreements:

Affordable Housing

- Tenure Plan, Rev. L
- Site Execution Plan, Rev. C

Public Open Space

- Site Execution Plan, Rev. C
- POS Areas, Rev. B
- Landscape Management Plan, Rev. NB

Play Areas Scheme

- Site Execution Plan, Rev. C
- Play Area Plans and Maintenance Specification to follow in further email.

If you could provide a response within the next 14 days this would be helpful.

Kind Regards

Lisa

Lisa Adams

Post Approval Implementation and
Monitoring Officer
Planning Department

T: 01903 737926

E: lisa.adams@arun.gov.uk

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

The sender of this e-mail is a member of the Barratt Developments PLC group of companies, the ultimate parent of which is Barratt Developments PLC (company number 00604574). Barratt Developments PLC is registered in England and Wales with its registered office at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF, together with its principal subsidiaries BDW Trading Limited (03018173), and Wilson Bowden Developments Limited (00948402). Barratt Homes, Barratt London and David Wilson Homes are trading names of BDW Trading Limited. This e-mail message is meant only for use by the intended addressee and may contain privileged and/or confidential information. If you have received this message in error please notify us and remove it from your system. Please view our 'Email Addendum v2.0' at <http://www.barrattcommercialsupport.co.uk/barratt-developments-plc-email-a> for further details.