

Nicola Moore

From: Rosalind Bentley
Sent: 07 February 2022 09:38
To: Technical Support Unit Staff
Cc: Lisa Adams; Claire Potts
Subject: FW: *EXTERNAL: Land East of Drove Lane, Yapton Y/92/17/OUT and subsequent applications
Attachments: Q6770_A_Drove Lane, Yapton LEAP Plan.pdf; Q7434_Drove Lane, Yapton LAP 2 Plan.pdf; Q7453_Drove Lane, Yapton LAP 3 Plan.pdf; Q7454_Drove Lane, Yapton LAP 4 Plan.pdf; Miracle Design and Play Maintenance Specification.pdf; Q6662_Drove Lane, Yapton LAP 1 Plan.pdf; RE: *EXTERNAL: Land East of Drove Lane, Yapton Y/92/17/OUT and subsequent applications

Please make this email trail with attached plans together with the further attached email and plans into a new AOO for 'Application for approval of details relating to public open space, play areas and affordable housing schemes in relation to obligations set out in the Section 106 agreement dated 3rd May 2019'

Many thanks

Ros Bentley

Planning Contributions and Data Analysis
Officer, Planning Department

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Normal Working Hours: 08:30 to 15:15 Monday to Thursday & 08:30 to 16:00 Fridays

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From: Havis, Sean [REDACTED]
Sent: 04 February 2022 12:05
To: Sparkes, Jessica <jessica.sparkes@bdwhomes.co.uk>; Lisa Adams <Lisa.Adams@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>
Subject: RE: *EXTERNAL: Land East of Drove Lane, Yapton Y/92/17/OUT and subsequent applications

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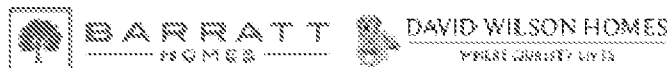
Please find attached, as promised, the following plans pursuant to the Play Area Scheme S106 Obligation:

- LAP and LEAP detailed plans;
- Maintenance Specification document.

Many thanks,
Sean

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

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



From: Havis, Sean
Sent: 04 February 2022 12:04
To: Sparkes, Jessica <jessica.sparkes@bdwhomes.co.uk>; Lisa Adams <Lisa.Adams@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>
Subject: RE: *EXTERNAL: Land East of Drove Lane, Yapton Y/92/17/OUT and subsequent applications

Hi Lisa,

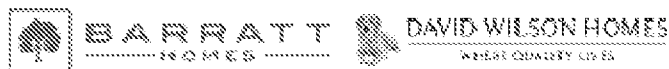
Apologies for the delay. Please find our responses in Green in your email below.

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



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



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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. I
- 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



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