

Application Correspondence

From: Simon Davis

Sent: 29 April 2021 18:10

To: Havis, Sean

Cc: Sparkes, Jessica

Subject: RE: *EXTERNAL: Barratt Temp Sales Office Applications (Y/31/21/PL & Y/32/21/A), Land at Drove lane, Yapton

Dear Sean,

I do understand and appreciate your comments. However, we have recently been directed not to negotiate on schemes where there has not been any pre-application discussions. Please see "How we will deal with your planning application" here: <https://www.arun.gov.uk/planning-permission>. This states that "Where an applicant has chosen not to submit a pre-application enquiry, the application will be very likely be determined as submitted and the Council will not negotiate." We have also relatively recently been directed to avoid the use of EoT's unless in exceptional cases.

The Conservation Officer is aware of the wider context/the approved outline planning permission. However, as you can see he has concluded *less than substantial harm* and in order to resolve this, it would be necessary to demonstrate the public benefits of the proposed cabin. We would not be able to consider the benefits of the 300 houses in this determination and we can't consider private benefits. On this basis, I do not consider that this harm can be resolved.

I don't believe that the Parish have just asked for a reduction in flags. Their comment is actually that the flags and freestanding sign should be sufficient which implies that they are objecting to all the other signage).

Could you not relocate the temp sales cabin into the site such as in the locations on the attached I have suggested with the red star? There may be other areas within the site where it could go without affecting construction. If you are willing to look at such other options by withdrawing and engaging with me before a resubmission then I believe that we can come up with a solution that is mutually acceptable.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning
Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil



From: Havis, Sean [REDACTED]
Sent: 29 April 2021 17:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sparkes, Jessica [REDACTED]
Subject: RE: *EXTERNAL: Barratt Temp Sales Office Applications (Y/31/21/PL & Y/32/21/A), Land at Drove lane, Yapton

Afternoon Simon,

It is very disappointing to hear that you are going to refuse the two applications without any opportunity to discuss the proposals with you. I was unaware your Conservation Officer and/or Parish Council had responded but have now managed to download their responses from the Portal.

I note that your Conservation Officer has concluded that the application "can be described as causing less than substantial harm" and therefore must be considered in the wider context presumably aware that this is an allocated site with outline planning permission with development permitted adjacent to the Conservation Area.

The Parish Council have commented that the proposed advertising is appropriate (albeit with reduction in flags which is entirely doable) but are concerned about the prominence of the sales cabin and would prefer this located within the main body of the site. We understand this comment but it is not feasible because the main site will be under construction, hence the request for a temporary sales cabin at the front of the site.

It appears that the main concern of both the Conservation Officer, Yapton Parish Council and Arun DC centres around the proposed timeframe and temporary nature of the application. We are happy to discuss this and impose a timeframe, including agreeing a condition setting out the timeframe if that would provide the necessary reassurance.

Before you draft your Officer reports next week can we please 'meet' over a Microsoft Teams call or similar. There is no need for the two applications to be refused when we are happy to make changes in order to meet your satisfaction when we know what it is you want. Paragraph 38 of the NPPF specifically mentions that "*Local Planning Authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applicants...*". The above concerns can be easily resolved through discussion between Arun DC and BDW rather than cause unnecessary negativity and delay. We have had positive dialogue on other sites in Arun and it has made the whole process a lot easier so hope that we can agree a revised approach comprising a reduction in signage and revised timeframe to everyone's benefit.

I look forward to hearing from you.

Kind regards,
Sean

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

BDW House, Guildford, Surrey, GU1 4SW

[REDACTED]



BARRATT
HOMES



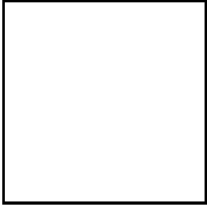
DAVID WILSON HOMES
WEST SUSSEX

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 29 April 2021 14:13

To: Havis, Sean

Subject: *EXTERNAL: Barratt Temp Sales Office Applications (Y/31/21/PL & Y/32/21/A), Land at Drove lane, Yapton



EXTERNAL EMAIL WARNING

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

Dear Sean,

I write to alert you that it is our intention to refuse these two applications on the grounds of visual harm to the nearby heritage assets and to the character of the area/streetscene. You may also have noted on the application files the comments of our Conservation Officer and the Parish Council. I also consider that the amount of freestanding adverts/signs in the temporary area is excessive in such a sensitive location.

I acknowledge that the proposal is temporary (albeit it is unclear as to how long it would be in place for) but it is still likely to be in place for some period of time whilst the permanent sales area is built out. I note that the adverts are proposed for a 2 year period. In addition, this application does appear a little premature given that the previous refusal and that a resubmission has only recently been resubmitted – your application states the adverts are required from June this year?

I am proposing to write the reports up early next week hopefully in time to meet the 8 week deadline but this is dependant on me getting a Ctte report for a different site done first. I am therefore giving you advance notice in case you wish to withdraw instead.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Sign up to our newsletter [here](#)



4.7m

Shrub feature

Tree to be removed

NO DEVELOPMENT OR
STORAGE IN THIS AREA

Open Space