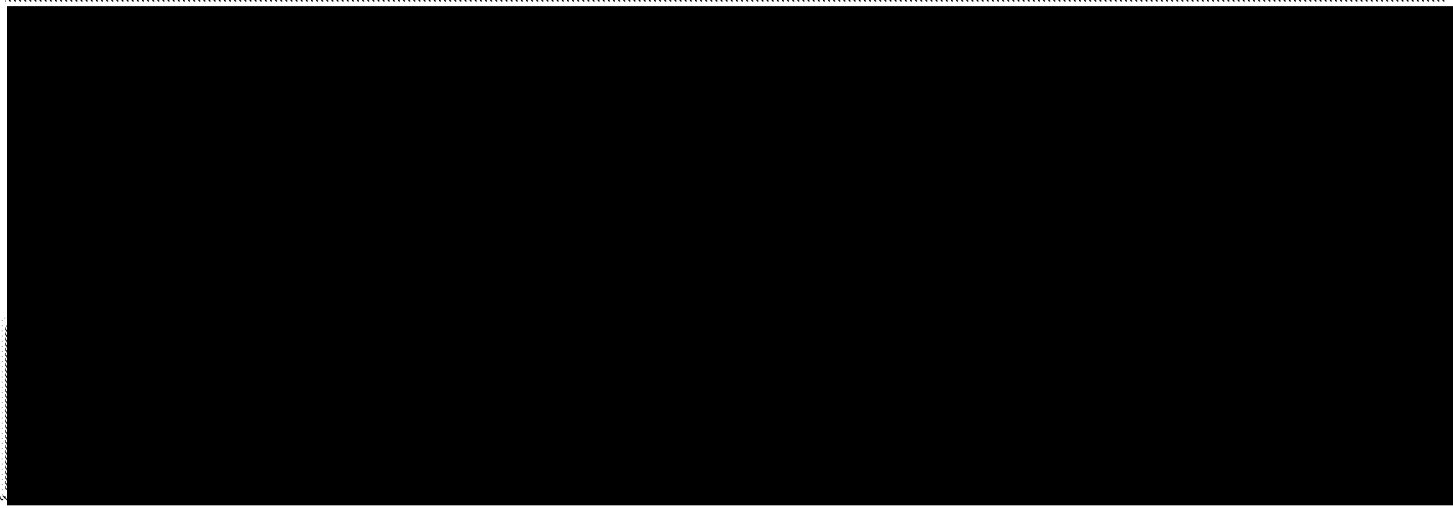
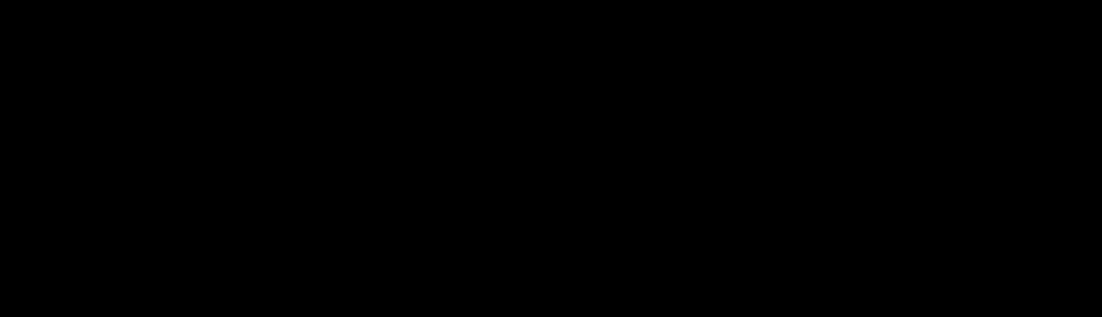
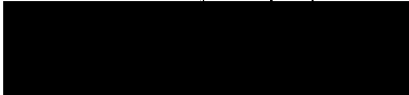




From: paul collins 
Sent: 09 August 2017 11:24
To: Planning; Planning.Responses
Cc: Simon Davis
Subject: FW: Y/49/17 OUT: Land at Street Buildings North End Road Yapton BN18 0DT

Dear Admin

Please can you place my response to Mr Davis e mail dated 1/8/17 below on the Council's web application file as the e mail from Mr Davis is on the file and I think it only fair that third parties can see our response to same.

Thank you

Paul Collins BA (Hons) DipTP


From: paul collins [REDACTED]
Sent: Wednesday, August 2, 2017 2:20 PM
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>; 'planning@arun.gov.uk' <planning@arun.gov.uk>
Subject: RE: Y/49/17 OUT: Land at Street Buildings North End Road Yapton BN18 0DT

Simon

The Council has not requested "additional species surveys". As we understand matters the Council's Ecology advisor has requested an Extended Phase 1 Habitat Study the purpose of which is to establish whether or not there are any habitats present on site that make it reasonably likely that protected reptiles, Great Crested Newts and/or Dormice maybe present or using the site thereby justifying the need for additional protected species surveys prior to determination. Therefore the case law, circular and PPG references (which are in any case incomplete/incorrect) are not relevant at this stage. As we have said we will respond to this consultation response along with all others available after the closing date for same by 1st September.

Thank you for the list which is helpful. Please feel free to inspect the site at a time and date of your choosing and then let us know if there are any matters/questions arising from your site inspection prior to 1st September so that we can address these at that time as well.

The statutory 13 week determination period expires on 20 October 2017 and we should both be committed to doing all that we can to enable ADC to issue a decision prior to that date and we all have holiday commitments hence my reference to a Target Committee date of 18 October however I note your response.

Thanks

Paul Collins BA (Hons) DipTP MRTPI

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Tuesday, August 1, 2017 5:31 PM
To: 'paul collins' [REDACTED]
Subject: RE: Y/49/17 OUT: Land at Street Buildings North End Road Yapton BN18 0DT

Dear Paul,

In respect of our request for additional species surveys, I would add that having regard to case law namely "R (on the application of Simon Woolley) v Cheshire East Borough Council" and also the guidance in the ODPM Circular 06/2005 (which remains valid as per NPPG paragraph: 016 Reference ID: 8-016-20140612), it would not be appropriate to grant conditional planning permission where a protected species survey is still outstanding.

The Circular states that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted"* (paragraph 99). I do not consider that there are any exceptional circumstances in this case.

The attached is the best I can do in respect of those consultation responses that we have sought – and yes, the date for responses is the 24th August 2017. However, I am unable to commit to making sure that consultations received by the 24th are uploaded by the 28th. These are not issued directly to me but to our planning admin team who will then upload them on a daily basis. It is also far too early to agree on a target Committee date.

I would like to visit the site sometime next week from say the 9th August onwards. Will it be necessary to have an accompanied visit or can I just turn up and look around?

Please note that I am now on leave returning on Tuesday 8th August.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: paul collins [REDACTED]
Sent: 31 July 2017 12:13
To: Simon Davis
Subject: RE: Y/49/17 OUT: Land at Street Buildings North End Road Yapton BN18 0DT

Simon

Thank you for this which is noted.

To assist you and us in terms of saving time and expense for all, it is our intention to respond to all consultation responses once they are received in one document. Currently based on our own pre- application work which includes an assessment of similar applications recently before the Council and now determined and/or those awaiting determination we do not anticipate that there will be any matter raised which has not either been addressed in the submission or cannot be addressed by way of a combination of conditions imposed on any outline planning permission granted and/or S106 Planning obligations.

To this end and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 4 and as guided by PPG ID: 15-001-20140306 I think it would help us both if you could provide us with a list of all those statutory/non-statutory Consultees that the Council has consulted and confirm that the date when all responses from these Consultees (interim or substantive) to be received by the Council is 24 August 2017. It would also be helpful if you could commit to making sure that all those responses received by that due date are placed on the web site by no later than say 28 August 2017 so that we can provide our response to all by 1st September 2017 which will then give us both the opportunity to address any other outstanding matters in good time for a decision by the due date of 20 October 2017. In this regard I note there is a Development Control Committee scheduled for 18 October 2017 which it seems to me should be our target committee date?

Hopefully you will agree with my case management suggestions and provide the requested information/confirmations asap.

Thanks

Paul Collins

Paul Collins BA (Hons) DipTP
[REDACTED]

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Thursday, July 27, 2017 4:25 PM
To: 'paul collins' [REDACTED]
Subject: RE: Y/49/17 OUT: Land at Street Buildings North End Road Yapton BN18 0DT

Dear Paul,

Thanks for sending this through. I have asked for it to be added to the file.

I have just received the attached ecology comments requesting that an extended phase 1 habitat survey be provided in order to assess site habitat potential for reptiles, GCN and dormice. Please advise whether you can agree to this request and also indicate the timescale for submission.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: paul collins [REDACTED]
Sent: 24 July 2017 15:15
To: Simon Davis; Planning
Subject: Y/49/17 OUT: Land at Street Buildings North End Road Yapton BN18 0DT

Dear Simon

Please find attached a Heritage Statement in respect of the above application. The reasons for its provision now are set out in the Introduction at paragraphs 1 – 4 in the Statement.

Please can you arrange for this to be placed on your file and ensure that the Council's Historic Buildings advisor is made aware of same when consulted. We do not consider that the application needs to be re-advertised as a result because the proposals themselves remain unaltered, this Statement does not form part of the application and it simply explains and confirms our view (already expressed) that the proposals do not affect the setting of any heritage asset in any case.

Thanks

Paul Collins BA (Hons) DipTP



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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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