

From: Simon Davis

Sent: 04 October 2019 13:31

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Reserve Matters Application: Bonhams Field, Yapton (ADC ref. Y/63/19/RES)

Dear Ian,

I have now worked out the difference. You previously provided with us with the Rev Q Drawing on the 20th September to show cycle stores but it is clear that the footpath link had already been removed from that version of the drawing. The latest plan that you have sent me (Rev R) states that it has been changed to add an additional tree to the POS.

There was a major apps review meeting this morning with the Director and the Head of Planning and attended by my Team Leader. This application was discussed. Our Director stated that he was very keen to see the footpath link provided. However, I do note your comments about there being no policy support. I also see that it was not included as a condition on the Outline whereas on other outlines in Yapton, a condition was included.

Regarding the drainage objection, I need to make sure that you understand that if this layout is approved without the winter monitoring/groundwater data and it subsequently becomes clear that the drainage condition cannot be agreed due to the layout not providing sufficient space then you will need to submit a new Reserved Matters application (i.e. we will not be able to agree changes through the NMA process).

The Group Head of Planning also suggested that plots 33-35 might be better turned around 180 degrees so as to face southeast. Perhaps you would look at this. However, we would not want to have rear garden fencing fronting straight onto the road opposite 23-25 to achieve this so this may prevent consideration of such a change.

Martyn White has promised me his comments today.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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



Save the environment - think before you print.

From: [REDACTED]

Sent: 03 October 2019 16:17

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

Cc: [REDACTED]

Subject: RE: Reserve Matters Application: Bonhams Field, Yapton (ADC ref. Y/63/19/RES)

Dear Simon

Please see attached revised layout plan and corresponding landscaping plans. We request these plans are formerly registered as part of the above planning application.

The purpose of the revised plans is to remove a short section of footpath that previously connected to the north-west boundary of the site. Without any adopted or emerging policy or planning guidance requiring this link and in view of the multiple land ownerships outside of the application site it is not considered necessary or reasonable to provide such a footpath to the site boundary.

You will note the proposed internal access road and a 'break' in the proposed residential curtilages are maintained in this corner of the site, in order to facilitate a future pedestrian route beyond the site boundary to the north, should it become a firm proposal by another.

Please do not hesitate to contact me if you have any queries.

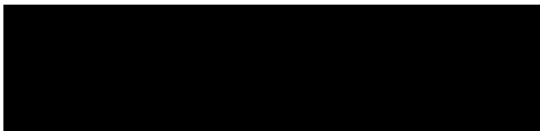
As an aside – please would you forward any formal comments from the heritage officer as these are now extremely late. We are meeting with the Parish Council tomorrow, regrettably without these comments, to discuss design details. We will update you on any further changes required to the proposals as a result of our meeting.

Best regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW

Office:
Mobile:
Email:



LinkedIn: [LinkedIn](#)
Website: [\[Redacted\]](#)



From: Ian Johnson
Sent: 27 September 2019 13:04
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>

Cc: Martyn White <Martyn.White@arun.gov.uk>; 'Lucy Hill' <LucyHill@seawardproperties.co.uk>
Subject: RE: Reserve Matters Application: Bonhams Field, Yapton (ADC ref. Y/63/19/RES)

Dear Simon

Further to reviewing the Parish Council's comments we have arranged to meet with them on 4th October 2019. The Parish consider the issues they raise could be addressed fairly easily and my client is prepared to accommodate them, subject to remaining planning policy compliant.

With regard to your email on 12th October, have you discussed the limitations of the RM process with the drainage officer and the correct procedure for dealing with the drainage matters under Section 73 application?

Have you received comments from the Environmental Health, Tree Officer and Landscape Officer yet as these do not appear on the website. We are now a week past the 19th October consultation deadline, as you are aware. Sorry to chase you on this. We are keen not to let this application drift as I am sure you are also, given the housing supply situation within the District.

Martyn – are you able to provide your comments on this application before next Friday so we can consider and discuss your views with the Parish and ensure we are joined up / avoiding abortive work.

Please could we agree a provisional date for a meeting, week after next, to discuss the outcomes of above?

Best regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW

Office:
Mobile:
Email:



LinkedIn: [Linkedin](#)
Website:



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

Sent: 12 September 2019 17:41

To: Ian Johnson

Cc: Robin Reay

Subject: RE: Reserve Matters Application: Bonhams Field, Yapton (ADC ref. Y/63/19/RES)

Dear Ian,

The attached Parish Council objection was received this afternoon. You will note that they have also copied in Martyn White, our Conservation Officer. He has not yet commented on the application and I consider it important to have his response before any progress meeting. He is on leave this week and I will catch up with him next and ascertain when he will be able to provide comments.

I also need to agree our approach internally in respect of the drainage matters as you may have seen that our engineer has confirmed that she objects to the application.

Furthermore, comments from Environmental Health, Tree Officer and Landscape Officer are outstanding. I have just sent a chaser email to these.

There is no Committee on the 24th October. If this has to go to Committee (it currently does due to the Parish objection but you may wish to negotiate with the Parish and see if you can instead gain their support thus enabling the decision to be delegated), then the earliest date would be the 6th November although this is subject to workload and how many older applications I have that also need to go to that Meeting.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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



Save the environment - think before you print.

From: Ian Johnson [REDACTED]
Sent: 12 September 2019 16:22
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Robin Reay [REDACTED]
Subject: Reserve Matters Application: Bonhams Field, Yapton (ADC ref. Y/63/19/RES)

Dear Simon

I am emailing you in Robin Reay's absence and on behalf of our client Seaward Properties in relation to the above application.

We are monitoring the consultation response and representations posted on the application webpages. You will be aware Lucy Hill has emailed you a response to officers comments on drainage and ecology, which I tend to agree relate to the planning conditions and not this reserve matters application.

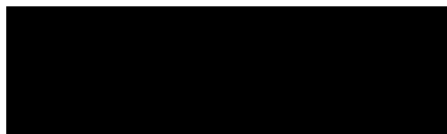
As we are now well past the close of the consultation period (28th August) and moving closer to the target Committee date (24th October 2019) perhaps we could schedule a meeting for the 16th, 17th or 20th September to discuss the consultation responses and any additional information we may need to provide.

Kind regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW

Office:
Mobile:
Email:



LinkedIn: [Linkedin](#)
Website:

