[redacted]

From: Simon Davis
Sent: 30 November 2020 18:20
To: Planning Scanning
Subject: FW: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans Y/78/20/RES

Application Correspondence

From: Simon Davis
Sent: 30 November 2020 18:20
To: Sparkes, Jessica [redacted]
Cc: Havis, Sean [redacted]
Subject: RE: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans

Dear Jessica,

We have reviewed the proposed changes and I'm afraid that we don't consider them to resolve the concerns raised and are not going to be able to accept them at this time. I still feel that the affordable housing is in two clusters albeit a but more spread out than before. Also, what we are really looking for with the apartments is them sited within an area of communal space i.e. with space around each building thus also acting as buffer to the car parking/road areas/public footways. I welcome the proposed lowering of the houses along the boundary with Tack Lee Road, however, don't believe this is shown by the proposed plan changes.

We are not currently able to grant an extension of time. I am presently in discussion with Claire re next steps/how to proceed and will update you when I can. I hope this will be this week or early next.

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
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From: Sparkes, Jessica [redacted]
Sent: 30 November 2020 08:42
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Havis, Sean [redacted]
Subject: RE: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans

Morning Simon

I don't understand what the hold-up is? I know we still have drainage to finaise4 out but why are we not getting any other feedback, I can only presume the submissions are acceptable except for drainage?

It is all very odd and I would appreciate a call. I am under a lot of presume to provide some feedback to my colleagues.

Jess

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 27 November 2020 18:30
To: Sparkes, Jessica [redacted]
Cc: Havis, Sean [redacted]
Subject: RE: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans

Dear Jessica,

Sorry not yet, I will know more next week.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Sparkes, Jessica [redacted]
Sent: 27 November 2020 15:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Havis, Sean [redacted]
Subject: RE: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans

Hi Simon

Is there any update?

Kind regards

Jess

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 25 November 2020 16:50
To: Sparkes, Jessica [redacted]
Cc: Havis, Sean [redacted]
Subject: RE: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans

Hi Jessica,

I have a meeting with Claire tomorrow afternoon so will be able to provide further advice after then.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Sparkes, Jessica [redacted]
Sent: 25 November 2020 13:44
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Havis, Sean [redacted]
Subject: RE: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans

Hi Simon

I was hoping to have a catch up with you on Yapton.

I see comments went back and forth yesterday between our drainage engineer and Laura at the LLFA so I live in hope that we are closer to getting that agree but obviously we have the RM running and I feel like we are a little bit in the dark about that at the moment.

Kind regards

Jess

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 19 November 2020 18:08
To: Sparkes, Jessica [redacted]
Cc: Havis, Sean [redacted]
Subject: *EXTERNAL: RE: Land at Drove Lane, Yapton - revised plans

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 Jessica,

Thanks – I confirm receipt. I'm away tomorrow so will look at this next week (have asked IT to download for me in the meantime).

Simon J Davis MRTPI

Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Sparkes, Jessica [redacted]
Sent: 19 November 2020 10:56
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Havis, Sean <[redacted]
Subject: Land at Drove Lane, Yapton - revised plans

Hi Simon

I hope you are well.

As you are aware, we have been monitoring the consultation responses as they come in. Things have been largely positive but we have sought to address the couple of points that you have raised. The full review that we discussed some time ago has not materialised so I can only presume that there are no further issues associated with the proposals and that we sufficiently accord with the approved Design Code.

Please find attached revised layout plans at link https://we.tl/t-OwlpiXwnv4

The revised plans seek to provide a better distribution of affordable housing. Whilst policy is relatively vague in this respect, seeking 'small clusters' but not going so far as to explain what might constitute a small cluster, we have reconsidered the position of the affordable properties and they are now spread more widely across the development and more interspersed with open market dwellings.

The maisonettes now offer both open market and private tenures and include communal amenity space in line with the draft Design Guide. This communal space is provided in addition to private amenity space i.e. balconies and patio areas.

I can also confirm that levels along the eastern edge of the development can be lowered circa 1m which will reduce the proposed ridge height of the two storey dwellings. The storey heights proposed along that boundary accord with the approved Design Code in any event but this will mitigate any perceived visual impact on the existing neighbouring dwellings.

I hope the attached responds to the points that you have raised? I have instructed the landscaping and civils drawings to be similarly updated and will get them across to you by COP tomorrow.

I am mindful that we have some drainage conditions to discharge ahead of the Reserved Matters being approved and are approaching your target deadline. Discussion in respect of drainage is progressing well and our engineers have been attending meetings with Laura Gibbons (LLFA). I believe we are moving in the right direction with that information (further details were submitted at the beginning of this week following discussion from Laura) so request that we agree an extension of time on the Reserved Matters application to allow the drainage conditions to be finalised?

Kind regards

Jess

Jessica Sparkes MRTPI
Head of Planning
BARRATT DAVID WILSON HOMES
BDW House, Guildford, Surrey, GU1 4SW
[redacted]