

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 06 November 2020 14:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Draft condition on soils for Y/82/20/RES - Yapton

Please upload onto Ocella the following email trail from the applicant confirming that the soils condition is acceptable and should be imposed on the reserved matters approval for Y/82/20/RES.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Craig Burden [REDACTED]
Sent: 06 November 2020 14:25
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Tilly Whishaw [REDACTED]

Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: Draft condition on soils for Y/82/20/RES - Yapton

Michael

Thank you. Agreed.

Kind regards

Craig

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 06 November 2020 14:20

Subject: RE: Draft condition on soils for Y/82/20/RES - Yapton

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THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

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Dear Craig and Tilly,

Further to your email, could you confirm that you are happy with the following condition:

“Prior to the export of any material from site, or within six months of commencement of development, whichever is earlier, a soils management plan shall be submitted for approval in writing by the Local Planning Authority. The soil handling measures and the proposed use of on-site soils as set out in the approved soils management plan will be implemented on site to ensure that the soil resource is preserved.

Reason: To enable the Local Planning Authority to control the development and protect the soil resources on the site, in accordance with Policy SO DM1 of the Local Plan”.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Craig Burden

Sent: 06 November 2020 13:40

Subject: RE: Draft condition on soils for Y/82/20/RES - Yapton

Michael

In principle we're happy to accept a condition in relation to soil management, particularly if it means we can bring the RM application to a conclusion.

There are a few concerns. The principle concern is that the County Archaeologist has already required a significant area of the site to be stripped for archaeological investigations (an area over 1 hectare). This stripping has commenced, so the soils management plan will need to take account of these works (and whilst the archaeologists are taking every care when stockpiling these soils, there may be an impact in relation to the goals of a soil management plan (one of which I understand is to seek to limit the amount soil is moved around)).

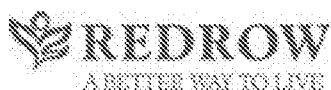
In order to provide time for the impacts of the Archaeological Works to be properly considered, rather than this serving as a pre commencement (which has no real effect given the on-going archaeological works), could the condition be: "Prior to the export of any material from site, or within six months of commencement of development, whichever is earlier"

Kind regards

Craige

Craige Burden
Head of Planning

Redrow Homes Limited
Redrow House Unit 1 Paraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 06 November 2020 12:25

Subject: Draft condition on soils for Y/82/20/RES - Yapton

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THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
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=====

Dear Craige and Tilly,

Would you accept the following condition being imposed on the reserved matters for Y/82/20/RES – Land south of Ford Lane, Yapton?

“Prior to the commencement of development, a soils management plan shall be submitted for approval in writing by the Local Planning Authority. The soil handling measures and the proposed use of on-site soils as set out in the approved soils management plan will be implemented on site to ensure that the soil resource is preserved.

Reason: To enable the Local Planning Authority to control the development and protect the soil resources on the site, in accordance with Policy SO DM1 of the Local Plan”.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



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