

Application Correspondence "Further Advice regarding Commencement"

Please upload to both Y/99/20/PL and Y/1/17/OUT

From: Simon Davis

Sent: 18 February 2021 12:35

To: Ian Johnson [REDACTED]

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

Subject: RE: Bonhams Field, Yapton (ADC ref. Y/99/20/PL and Y/1/17/OUT)

Dear Ian,

From the photos that you have supplied, it does appear that you have commenced however, as we haven't been to the site to take measurements to ensure that the access is being constructed as per the approved plans, we cannot give you any definitive answer. That is not to say that we would do a site visit to check this. If you wish for a definitive answer then I would refer you back to my previous correspondence regarding a Lawful Development Certificate.

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: Ian Johnson [REDACTED]

Sent: 18 February 2021 08:37

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

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

Subject: FW: Bonhams Field, Yapton (ADC ref. Y/99/20/PL and Y/1/17/OUT)

Simon

Apologies for contacting you on what I expect you may consider to be a relatively minor matter, although this is of considerable importance to my client.

In order to achieve compliance with Condition 2 of Y/99/20/PL (attached) it has been necessary to demonstrate commencement of no later than 21st February 2021. Further to emailing you photographs on 11th and 12th February 2021 of the constriction works underway at the site access you advised us to submit a Lawful Development Certificate application to obtain the Council's agreement that development has now started. This is not feasible given the 8 week determination period for an LDC.

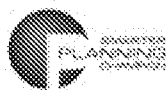
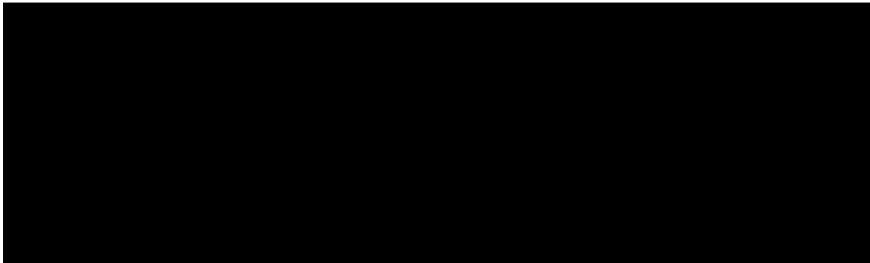
The simple matter of whether development has commenced, or not, should be clear from the material operations taking place on site, as evidenced in the photographs.

I have been instructed by my client, Seaward Properties to request your formal confirmation that they have now complied with the *performance* related Condition 2 of Y/99/20/PL in order to move forward with confidence in delivering these much needed new homes for Yapton. I trust you will agree this is not an unreasonable or onerous request.

Regards

Ian

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



From: Ian Johnson [redacted]
Date: Friday, 12 February 2021 at 13:13
To: Simon Davis <Simon.Davis@arun.gov.uk>

[redacted]

Subject: Re: Bonhams Field, Yapton (ADC ref. Y/99/20/PL and Y/1/17/OUT)

Simon

Many thanks.

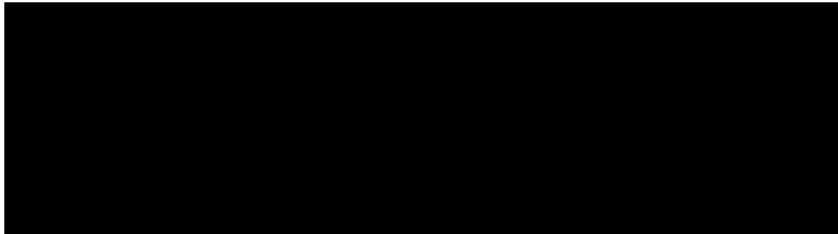
Apologies for any confusion caused. My email was just intended for the Council's records and to show from the photographs that 'a material operation' (ref. S56(4) of the TCP Act 1990) has taken place and therefore my client has now complied with the requirement in Condition 2 of Y/99/20/PL to begin development no later than 21st February 2021.

Please do not hesitate to contact me if you wish to discuss further.

Best regards

Ian

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



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

Date: Friday, 12 February 2021 at 12:29

To: Ian Johnson

[Redacted email body content]

Subject: RE: Bonhams Field, Yapton (ADC ref. Y/99/20/PL and Y/1/17/OUT)

Dear Ian,

Thanks for your email which I have placed on the file for Y/99/20/PL.

I am unable to formally confirm that you have commenced the permission without submission of a Lawful Development Certificate application. I am also unsure why you want me to confirm this – I can't see it being a requirement of the Y/99/20/PL permission or the associated Deed of Variation.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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

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From: Ian Johnson [REDACTED]
Sent: 12 February 2021 11:10
To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]

Subject: Bonhams Field, Yapton (ADC ref. Y/99/20/PL and Y/1/17/OUT)

Dear Simon

You may not have had an opportunity to review my email yesterday, although I thought it be helpful to provide some further photographs. Please note the photos below show the full reduced level dig for 3.9 metres at the point of access into the site.

Are you content this information demonstrates commencement of development has occurred?

As an aside I briefed our client's arboricultural consultant (copied into this email) this week on our agreed approach with Mark Warwick for discharging Condition 8 – Tree Protection Measures.

The aim is instruct the contractor to install the tree and hedgerow protection measures, based on the most up to date Tree Protection Plan (2020 version), rather than the 2016 version that supported the outline consent. Presumably you would prefer this course of action as there is no specific plan reference in the wording of Condition 8 and clearly more accurate to work to the current tree and hedge locations, sizes and RPAs, rather than as existed back in 2016.

Best regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd

30 Carlton Crescent
Southampton
Hampshire SO15 2EW



From: Ian Johnson [REDACTED]
Date: Thursday, 11 February 2021 at 16:38
To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]
Subject: Bonhams Field, Yapton (ADC ref. Y/99/20/PL)

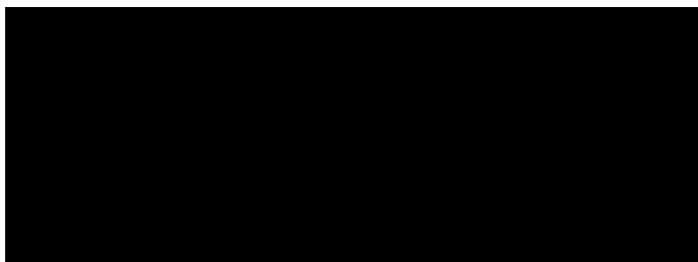
Dear Simon

Please see photographs below confirming development has commenced at the above site.

Regards

Ian

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



From: Ian Johnson [REDACTED]
Date: Wednesday, 3 February 2021 at 10:53
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Variation of conditions following Y/1/17/OUT to reword conditions 12, 14 & 16 (ADC ref. Y/99/20/PL)

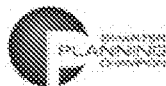
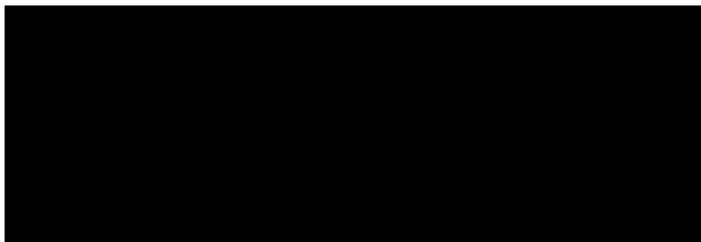
Simon

I am soon to receive photographs showing implementation of the site entrance works. Is there anything more you require from me, other than photos?

Regards

Ian

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



From: Ian Johnson [REDACTED]
Date: Wednesday, 20 January 2021 at 19:17
To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]
Subject: Variation of conditions following Y/1/17/OUT to reword conditions 12, 14 & 16 (ADC ref. Y/99/20/PL)

Simon

I am able to inform you that implementation of the site entrance works, pursuant to planning permission Y/99/20/PL, is starting this week in accordance with Condition 2.

Please do not hesitate to contact me if you require further information.

Regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd
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