

From: Claire Potts
Sent: 21 September 2017 11:46
To: Planning.Responses
Subject: FW: BEW - contributions from smaller sites for highways - East Orchard Gardens AL/111/16/OUT

Please could the additional LHA response be uploaded to AL/111/16/OUT

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

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From: [REDACTED]
Sent: 21 September 2017 09:49
To: Claire Potts
Subject: RE: BEW - contributions from smaller sites for highways - East Orchard Gardens AL/111/16/OUT

Morning Claire,

Please find attached additional LHA response incorporating our discussions.

Cheers,

Jamie

From: [REDACTED]
Sent: 18 September 2017 09:55
To: Jamie Brown
Subject: RE: BEW - contributions from smaller sites for highways - East Orchard Gardens AL/111/16/OUT

Jamie,

I would appreciate a more formal response.

Kind regards

Claire

From: [REDACTED]
Sent: 15 September 2017 09:06
To: Claire Potts
Subject: RE: BEW - contributions from smaller sites for highways - East Orchard Gardens AL/111/16/OUT

Morning Claire,

I have spoken with Peter on this matter. In short this means that the Orchard Gardens development should be making a proportionate contribution to the strategic highway improvements at a rate of £5000 / dwelling as was established in the Fontwell appeal and agreed on the Climping site and also on the Cala site. We have taken the general line that the developments are premature in advance of the A29 improvement scheme. This can be seen as a first phase of the broader allocation which delivers that and subject to specific mitigation we are able to live with the impacts for the broader construction period subject to a proportional contribution towards those.

Is this sufficient or would you like this in an official WSCC response?

Kind regards,

Jamie

<u>Jamie Brown</u> MCIHT Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate <u>West Sussex County Council</u> Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT Internal: 25719 External: 033022 25719 E-mail: jamie.brown@westsussex.gov.uk
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From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]
Sent: 11 September 2017 10:51
To: Jamie Brown
Cc: [REDACTED]
Subject: FW: BEW - contributions from smaller sites for highways - East Orchard Gardens AL/111/16/OUT

Jamie,

I've been working on the above application and also the Cala application (AL/15/17/OUT) which Peter is providing comments on. In your response (29/03/17) you say that the Orchard Gardens site is not allocated as part of the BEW allocation. However, it is within the proposed allocation – therefore there needs to be a consistent approach to highway contributions for both this and the Cala site. Please could you liaise with Peter and work on an updated response which takes into account the fact that the site is within the allocation and should be contributing proportionally to highways infrastructure across the site.

I'm aiming to take both applications to the October committee so please could you send a revised response by the 22nd Sept. I'm happy to discuss if necessary.

Kind regards

Claire



From: [REDACTED]
Sent: 25 August 2017 08:57
To: Claire Potts
Subject: RE: BEW - contributions from smaller sites for highways

Hello Claire,

It should contribute – a site just over the road off Hook Lane for 79 units made a £5k per unit contribution towards the A29. The contribution was upheld by the Inspector during the appeal, who considered it compliant with CIL Reg 122. That was prior to the progression of the LP, so now there is a bit more certainty about what is likely to happen I can only imagine it would hold greater wait.

It is tricky though, to establish an accurate and appropriate amount in the absence of an adopted plan, IDP and contributions methodology – particularly as not all the schemes in the IDP are costed, and in some instances not even designed. An approach that could be used is to use the percentages in the transport evidence to establish the level of contributions that the wider site needs to pay (similar the way we did it for Climping). From there, the contribution is divided up on a per roof basis. That would miss out on the not yet costed schemes, so some allowance would need to be made for this.

Kind regards,

Dom

Dominic Smith | County Highways Manager (Development Management), Planning Services, Economy Planning and Place Directorate, [West Sussex County Council](#) | Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH
Internal: 25711 | External: 0330 222 5711 | E-mail: dominic.smith@westsussex.gov.uk

From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]
Sent: 23 August 2017 14:36
To: Dominic Smith
Subject: BEW - contributions from smaller sites for highways

Dom,

I'm dealing with an application Land East of Orchard Gardens (AL/111/16/OUT). It is for 57 dwellings. I had the response from Jamie a while ago now which resolved general highway issues. However the site is within the BEW strategic allocation area and therefore in theory all the requirements of the IDP, Arun Transport Study, draft policies etc apply to the application.

Whilst the situation with Cala is clearer, this site is a very small proportion of the overall development. Should it be contributing to wider highway works e.g A29 re-alignment and other junction improvements?

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 21/09/2017

FROM: Jamie Brown

**TO: Arun District Council
FAO: Claire Potts**

SUBJECT: AL/111/16/OUT-Outline application with some matters reserved for 57No. units with public open space & affordable housing. This application is a Departure from the Development Plan.

Land East of, Orchard Gardens, Aldingbourne, West Sussex

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

Background

There would be no change the Local Highway Authority (LHA) comments from the previous responses, no objection to the proposals would still stand.

Clarity on contributions

The site is within the Barnham, Eastergate, Westergate (BEW) strategic allocation area and therefore it is confirmed that all the requirements of the Infrastructure Delivery Plan (IDP), Arun Transport Study- draft policies would apply to the application.

The LHA would confirm that the site should contribute – a site in close proximity off of Hook Lane for 79 units made a £5k per unit contribution towards the A29. The contribution was upheld by the Inspector during the appeal, who considered it compliant with CIL Reg 122. That was prior to the progression of the Local Plan.

This application development should be making a proportionate contribution to the strategic highway improvements at a rate of £5000 / dwelling as was established in the Fontwell appeal and agreed on the Climping site and also on the Cala site. The LHA have taken the general line that the developments are premature in advance of the A29 improvement scheme. This can be seen as a first phase of the broader allocation which delivers that and subject to specific mitigation. The LHA are able to mitigate with the impacts for the broader construction period subject to a proportional contribution towards those.

**Jamie Brown
Planning Services**

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE:

FROM: **Jamie Brown** **TO:** **Arun District Council**
FAO:

SUBJECT: **AL/111/16/OUT - Outline application with some matters reserved for 57No. units with public open space & affordable housing. This application is a Departure from the Development Plan.**

Land East of, Orchard Gardens, Aldingbourne, West Sussex

DATE OF SITE VISIT:

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £

Jamie Brown
Planning Services