

[REDACTED]

From: Simon Davis
Sent: 21 August 2020 12:10
To: Planning Scanning
Subject: AL/21/20/OUT - Land North of Lee's Yard

[REDACTED]

From: Simon Davis
Sent: 21 August 2020 12:10
To: Gareth Giles | Whaleback [REDACTED]
Cc: 'Kai Penny | Whaleback' [REDACTED] Arjan De Jong [REDACTED] k>
Subject: RE: PS: AL/21/20/OUT - Land North of Lee's Yard

Hi Gareth,

I have the following additional from Arjan which I hope answers some of your queries.

"The applicant has been in close liaison with the CLT throughout, however, the proposed S106 and Allocations does not reflect this position. I along with the Sussex Housing Hub have been trying to agree a way forward for CLT Allocations generally which also meet the needs of the District and although we are progressing this has been slow. I think a delay would be in the interests of all parties as it should help ensure that the agreements reflect the requirements of all parties. In the medium to longer-term what I'm trying to agree is a template and/or general principles which we can use for CLT schemes going forward which should ensure a smoother process."

I have also copied in Arjan but I note from his automatic reply, that he is now on leave until 01/09/20.

As an aside, I finished the delegated report this week (recommending approval). We are currently being focussed on performance management and avoiding extensions of time where possible but Neil has agreed that we can keep this application live if it is weeks not months. Could we agree an extra 1 month's EoT until 30/09/20. I'm sure Arjan will provide further advice to you on his return.

Please also note that I am on leave next week.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Gareth Giles | Whaleback <[REDACTED]>
Sent: 20 August 2020 18:59
To: Simon Davis <[REDACTED]>
Cc: 'Kai Penny | Whaleback' <[REDACTED]>
Subject: PS: AL/21/20/OUT - Land North of Lee's Yard

Hi Simon

As a 'PS' to below to potentially address the tenure-mix question in the short term, is there an option to include "at least 75% affordable rented units" in the S106, then it would cover either the 100% rented or 75%/25% split that is in debate presently?

Thanks
Gareth

From: Gareth Giles | Whaleback <[REDACTED]>
Sent: 20 August 2020 18:38
To: 'Simon Davis' <[REDACTED]>
Cc: 'Kai Penny | Whaleback' <[REDACTED]>
Subject: RE: AL/21/20/OUT - Land North of Lee's Yard

Dear Simon,

Thanks for the update.

We were not aware of any issue with the S106 before your email. The ADC Solicitor shared the documentation with the CLT and partners on 7th August but we have not received any feedback. The CLT is named in the documentation, as requested, to properly reflect their involvement and the applicants believe the S106 is essentially complete except for the tenure mix.

On that point about tenure mix, I have been liaising with Arjan as you know, as well as the CLT and Aster Housing Association, on the decision around 100% rented versus 75/25%. We are waiting on valuation figures from Karl Hine at Aster (which I understand will be around 30th August) at which point everything will be confirmed one way or the other.

It would therefore be useful to understand a bit more about what Arjan means by postponement for a working draft S106. We already have a working draft S106 and it is an agreement between the applicants and LPA so presumably it is for the LPA and applicants to review and amend the draft rather than third parties? We of course want to involve the CLT and partners but (as above) have not had any response yet.

We would not be comfortable with an undefined delay to the application process caused by annual leave or re-drafting of an otherwise complete S106, and so it would be useful to get some timescales from Arjan (and the Community Hub if appropriate), but otherwise the applicants will want to progress this S106 and application without delay once the tenure mix is agreed.

I am in the office most of tomorrow (21st) if it would be useful to discuss.

Best wishes
Gareth

Gareth Giles MRTPI
WHALEBACK
[REDACTED]



From: Simon Davis <[REDACTED]>
Sent: 19 August 2020 16:05
To: Gareth Giles | Whaleback [REDACTED]
Cc: 'Kai Penny | Whaleback' [REDACTED]
Subject: AL/21/20/OUT - Land North of Lee's Yard

Dear Gareth,

I have received advice from Arjan de Jong to say that he has been in contact with the Community Housing Hub who are working with the Community land Trust on this site. They are keen that the S106 and Allocations Policy reflect their involvement in this scheme. Arjan has asked that work on the S.106 is postponed until he has an agreed working draft. Arjan states that he has leave coming up so he anticipates that he will be in a position to provide an update in a few weeks.

Obviously this will affect our ability to issue a decision and we will likely need a further Extension of Time. How does this sit with your side?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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