

From: Tim Townsend [REDACTED]
Sent: 04 January 2023 14:43
To: Jessica Riches
Cc: Naomi Hoyland; Elaine Munns; Steven Shaw
Subject: RE: AL/31/22/PL - Ryefields Section 106
Attachments: Highways Comments RE S106 - AL 31 22 S106 contributions V3 Jan 2023.docx

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Dear Jessica,

Please find attached latest HOT figures for highways matters to do with the Ryefields planning application under the above planning reference. Comments to do with non-highways matters should be sought from my colleagues Naomi and/or Elaine, copied into this email.

Please note that I have split the information into two lists in the attachment – **(1)** those schemes informed by the approved **Apportionment Study (AS)** and, **(2)** those informed by the approved **Infrastructure Delivery Plan (IDP)**. Any HOT and subsequent S106 Agreement should include **ALL** the schemes listed in both. And also note that there have been some changes since we last corresponded on this matter.

Finally, please see that I have included an important note at the foot of the document about the quantum of development and the cost dividers.

I trust the above assists you. I look forward to seeing a DRAFT version of the actual S106 Agreement in due course.

In the meantime, if there is anything you want to discuss, then please contact me.

Regards,

Tim

Tim Townsend, MCIHT

Principal Transport Planner, County Highways Team -- Highways, Transport and Planning
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Sent: 04 January 2023 13:57

To: Tim Townsend [REDACTED]
Subject: RE: AL/31/22/PL - Ryefields Section 106

****EXTERNAL****

Lovely, thank you so much!

Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
E: jessica.riches@arun.gov.uk

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From: Tim Townsend [REDACTED]
Sent: 04 January 2023 13:57
To: Jessica Riches <jessica.Riches@arun.gov.uk>
Cc: Naomi Hoyland [REDACTED]
Subject: RE: AL/31/22/PL - Ryefields Section 106

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Hi Jessica and thanks for your email found below.

I worked on it yesterday and just need to review all the figures before sending it to you. I hope to get something to you today.

Regards,

Tim

Tim Townsend, MCIHT

Principal Transport Planner, County Highways Team – Highways, Transport and Planning
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Sent: 04 January 2023 13:54

To: Tim Townsend

Cc: Naomi Hoyland

Subject: FW: AL/31/22/PL - Ryefields Section 106

****EXTERNAL****

Hi Tim,

Sorry to chase on this, but I do have to get this application to planning committee at the end of the week with a finalised head of terms.

Kind Regards,

Jessica Riches *(She / Her)*

Principal Planning Officer

Strategic Development Team, Planning

T: 01903 737852

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From: Jessica Riches

Sent: 21 December 2022 14:00

To: Tim Townsend [REDACTED]
Cc: Naomi Hoyland [REDACTED]
Subject: AL/31/22/PL - Ryefields Section 106

Hello Tim,

I am trying to finalise a Heads of Terms for the Ryefields site in BEW (4 dwellings).

I have put together a list based off of comments received (see comments attached), but David let me know that some recent re-apportionment work has been undertaken and therefore the amounts required on the S106 may have changed. Can I ask you to review the attached HOT and let me know of any changes?

For clarity, there are four dwellings (1 x 4 bed, and 3 x 4 bed).

Naomi – the Woodgate Centre had some additional funds for land purchase in their HOT. Does this scheme require this too?

Kind Regards,

Jessica Riches (She / Her)
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
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