

From: Simon Davis
Sent: 16 July 2020 13:03
To: Planning Scanning
Subject: FW: Response To Application Number AL/46/20/PL at Wings Nursery Lidsey Road Woodgate PO20 3SU

Application Correspondence "With WSCC re S.106 & CIL"

From: Simon Davis
Sent: 16 July 2020 13:02
To: Tim Townsend [REDACTED]
Cc: Elaine Munns [REDACTED] Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: Response To Application Number AL/46/20/PL at Wings Nursery Lidsey Road Woodgate PO20 3SU

Hi Tim,

I have spoken with Nicki Faulkner in our policy team. She concurs with my view, that we can only seek Affordable Housing, Pagham Harbour contributions (if applicable - not in this case) and on-site S.106 now that CIL is in place. On-site would be defined as being within the red edge.

Also, in terms of the contributions to the A29, the statement which set out our approach was clear that once CIL was implemented, S.106 contributions towards the A29 from non-strategic sites would no longer be allowed. Therefore, CIL may now be required to contribute towards the A29 and ADC will need to discuss with WSCC how much is required from CIL, and when, so that it can be added to the emerging Infrastructure Investment Plan.

The Local Plan Strategic sites are exempt from CIL so S.106's can still be used in those specific cases to secure on & off site mitigation.

In respect of the points in your consultation:

- (1) Widened footway on western side of the A29 from the main (southern) site access up-to the southern edge of the car park serving the Prince of Wales Public House

This can only be secured by condition or 106 if within the red edge. It looks like some of this might be but I'm not sure.

- (2) Footway on eastern side of road taken from junction of Willows Caravan Park access road to Lee's Yard

This would appear to be outside the red edge so cannot be secured.

- (3) Bus stops, shelters and real-time passenger information contribution (and/or works).

If outside the red edge then this cannot be secured.

- (4) Travel Plan.

This could be secured through a 106 although we tend to do this by condition.

- (5) Cycle stands adjacent to nearby convenience store.

This cannot be secured as clearly outside the red edge.

You may therefore want to revisit your response i.e. if certain things cannot be secured, does that change your overall recommendation? Alternatively, it might be possible to secure the off-site improvements by a Grampian condition (with the applicants agreement).

Elaine – as this is CIL, we cannot secure education/fire/library etc contributions through a S.106 so you need not respond to the consultation unless you require anything within the red edge.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
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www.arun.gov.uk
Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

-----Original Message-----

From: Tim Townsend [REDACTED]
Sent: 15 July 2020 13:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Elaine Munns <[REDACTED]>
Subject: RE: Response To Application Number AL/46/20/PL at Wings Nursery Lidsey Road Woodgate PO20 3SU

Thanks for your email Simon.

As discussed, take a look at the Arun CIL policy and compare this to my list of S106 requirements. We should then discuss the matter further. From the transport point of view, My understanding is that specific infrastructure required/necessary to deliver the development should still be secured using S106 Agreement. A planning condition (or conditions) can often be suitable if works are within the red boundary edging although S106 can still be used as an alternative route too.

For non-highways infrastructure, Elaine Munns is your contact here at County.

I look forward to hearing from you further in due course.

Regards,

Tim

Tim Townsend, MCIHT
Principal Planner, County Highways Team – Highways, Transport and Planning West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ
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-----Original Message-----

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: 14 July 2020 17:16
To: Tim Townsend
Subject: RE: Response To Application Number AL/46/20/PL at Wings Nursery Lidsey Road Woodgate PO20 3SU

Hi Tim,

Thanks for sending this through. I have sent it on to the applicant. However, this site is eligible for CIL so we can only use S.106's for affordable housing and any on-site improvements. Therefore, anything outside the red edge cannot be secured other than through the CIL pot.

Can you confirm whether any of the items listed in your S.106 section are within the red edge so that I can pick these up in my instruction to Legal.

Simon J Davis MRTPI
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