

From: Simon Davis
Sent: 14 January 2019 10:41
To: Planning.Responses
Subject: FW: AL/57/18/OUT - Lidsey Road, Woodgate

Further Highways advice.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: [REDACTED]
Sent: 14 January 2019 10:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AL/57/18/OUT - Lidsey Road, Woodgate

Simon,
It has been suggested that for the A29 realignment the s106 agreements make reference to geographical sections of the new road.
As such it requested that the contribution be provided towards:

A29 Realignment South section 2 (A29 Lidsey Rd to new junction with development internal 'east - west' highway link south of railway line)

Regards

Stephen

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 10 December 2018 12:49
To: Stephen Gee
Subject: FW: AL/57/18/OUT - Lidsey Road, Woodgate

Dear Stephen,

A while ago (16/10/18) you had asked Claire for a view on how a BEW contribution from this site would be allocated. As you can see below, she has now responded to me. Can you speak to Steven Shaw and Darryl Hemmings as she suggests?

Kind Regards

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From: Claire Potts
Sent: 10 December 2018 09:33
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AL/57/18/OUT - Lidsey Road, Woodgate

Simon,

County need to come up with a breakdown of specific projects related to the A29 re-alignment and allocate S106 contributions accordingly to each 'project' to avoid the pooling restrictions.

I would ask Stephen to speak to Steve Shaw and Darryl Hemmings about providing a breakdown of projects.

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: Simon Davis
Sent: 07 December 2018 15:43
To: Claire Potts
Subject: RE: AL/57/18/OUT - Lidsey Road, Woodgate

Hi Claire,

Could you give this some consideration please? I am going to need to know how the contribution would be spent (i.e. what it would be allocated to) for when I come to refuse the application.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: [REDACTED]
Sent: 16 October 2018 07:55
To: Claire Potts

Cc: Steven Shaw; Simon Davis

Subject: RE: AL/57/18/OUT - Lidsey Road, Woodgate

Claire,

Are you able to provide advice on the issue below on how it is envisaged that the BEW allocation would provide contributions that would meet the pooling test whilst coming forward in a piecemeal manor (e.g EG/42/18/OUT) .

The request was made in line with the approach taken for the Wings nursery site (now refused) in that whilst any future resident may not make use of the realigned A29, they would certainly benefit from the wider range of transport improvements provided in conjunction with the strategic allocation and significantly reduced flows on the existing A29 alignment.

Regards

Stephen

Stephen Gee | Principal Planner County Highways (Development Management), Planning Services, West Sussex County Council | Location: Ground Floor, Northleigh, County Hall,

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 10 October 2018 15:53

To: Stephen Gee

Subject: RE: AL/57/18/OUT - Lidsey Road, Woodgate

Dear Stephen,

I write further to the below. I do recall that whilst you telephoned me in response, you were going to commit something to paper also.

I also have a further point to make. The contribution you request is "To be used to support the strategic infrastructure required to deliver development in-and-around the BEW". This sounds awfully general to me and I would suggest that it needs to be for a specific project otherwise we may not be able to secure it due to pooling restrictions (I imagine our Strategic team will not want me to take up one of 5 slots for general BEW highway infrastructure on a scheme of only 30 dwellings). Could you consider this please.

Kind Regards

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From: Simon Davis

Sent: 24 August 2018 15:43

To: [REDACTED]
Subject: AL/57/18/OUT - Lidsey Road, Woodgate

Dear Stephen,

The applicant has just made me aware of the request in your response for a contribution of £7,196 per dwelling (£215,880) towards the strategic infrastructure required to deliver development in-and-around the BEW Strategic Location. I had not seen the request when I first saw your comments.

I do appreciate that the site is very close to the BEW allocation. However, it is not part of it and will not be physically joined to it such that residential occupiers will not be able to access the new A29 through the BEW site. Indeed looking at the position of the site versus the new A29 route, I would suspect that most northbound drivers would likely go over the level crossing rather than drive south to go north via the new A29.

On this basis, is a contribution of this size really necessary? It is my understanding that the applicant is likely to resist agreement to this but might if the contribution was proportional in scale when compared with contributions sought from BEW sites themselves.

Kind Regards

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