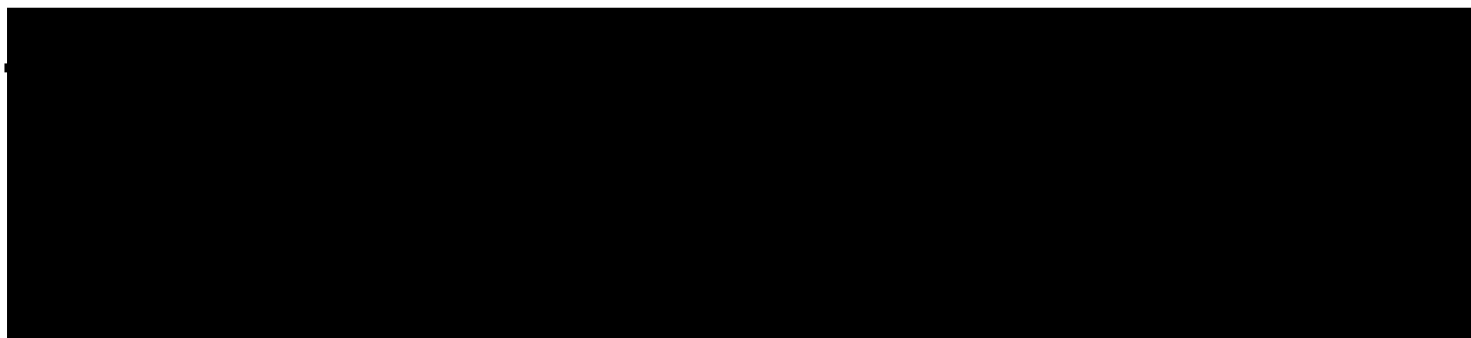




From: Simon Davis

Sent: 12 March 2019 14:29

To: Planning.Responses

Subject: FW: AL/57/18/OUT Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings - Land east of Lidsey Road

Additional WSCC Infrastructure Response

From: 

Sent: 12 March 2019 14:24

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: 

Subject: RE: AL/57/18/OUT Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings - Land east of Lidsey Road

Hi Simon,

There is no evidence from recent appeal sites with 11+ dwellings that our education schemes are not specific enough, so therefore we do not need to provide more detailed schemes. The level of detail in these types of schemes (additional facilities, additional equipment etc) have been found to be CIL compliant consistently at appeal across the county, as well as at multiple sites within Arun District itself (see appeals for CM/1/17, BR/156/16 and Y/80/16, and Mid Sussex applications DM/15/4667, DM/15/4457 and DM/14/04492).

I would also note that recently approved applications with signed obligations for similar schemes where this was not deemed an issue include Y/5/17, A/169/17, A/132/17 and Y/49/17, all of which were signed off by your group head of planning in the relevant decision notices.

The additional facilities scheme is specific in the fact it will provide additional toilets, changing rooms, science labs and MUGAs to name a few, whereas schemes such as additional equipment will provide items for learning such as electronic devices, sports equipment and text books. As such we are unlikely to run out of projects for each of the named schools. We do not specify the facility at this stage because we do not have an indication of when the money from this site will come to us; it may not come in for a number of years, and for windfall sites may not be delivered at all (such as this application, which it is your intention to refuse anyway). Therefore we do not know what exact facilities the named schools will be in need of by the time the children from the development come forward.

The development will produce children which will attend the local schools, and therefore they will have to provide the additional space to accommodate them, which will come at a huge cost to the schools if the contributions are not supported by the LPA (in this case the schools would have to find in excess of £175,000 to accommodate the children arising from the

development). In addition, I can confirm there are no more than 5 pooled obligations for each of the schemes you name below, and the contributions all meet the 3 CIL tests.

We assume that Arun will support WSCC in requiring developers to mitigate the impact of their sites to further enable us to provide an education for every child that resides in the county. If you need anything further clarifying, please feel free to ask.

Kind regards,

Eloise Short

Assistant Planner | Planning Policy and Infrastructure | Economy, Planning, and Place
Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

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

Sent: 11 March 2019 15:22

To: Eloise Short

Cc: Elaine Munns

Subject: AL/57/18/OUT Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings - Land east of Lidsey Road

Dear Eloise,

We are close to determining this application – and are going to be refusing it. We did not initiate the S.106 process therefore the infrastructure elements will be included as refusal reasons. However, our group head of planning has a concern that the stated projects for education are not specific enough and that facilities could cover such a broad range of items that WSCC will likely run out of projects for these named schools very quickly.

You had stated:

- additional facilities at Aldingbourne Primary School
- additional facilities at Ormiston Six Villages Academy
- additional facilities at St Philip Howard Catholic High School Sixth Form

Is there any chance that you can provide me with a revised infrastructure response that includes more specific projects or gives extra justification as to why these are specific projects?

I am sorry for short notice but I only have an extension of time until this Friday and am unlikely to get a further extension, also we have limited team leader support this week for sign-offs. Therefore, could you respond by Wednesday please.

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

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



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