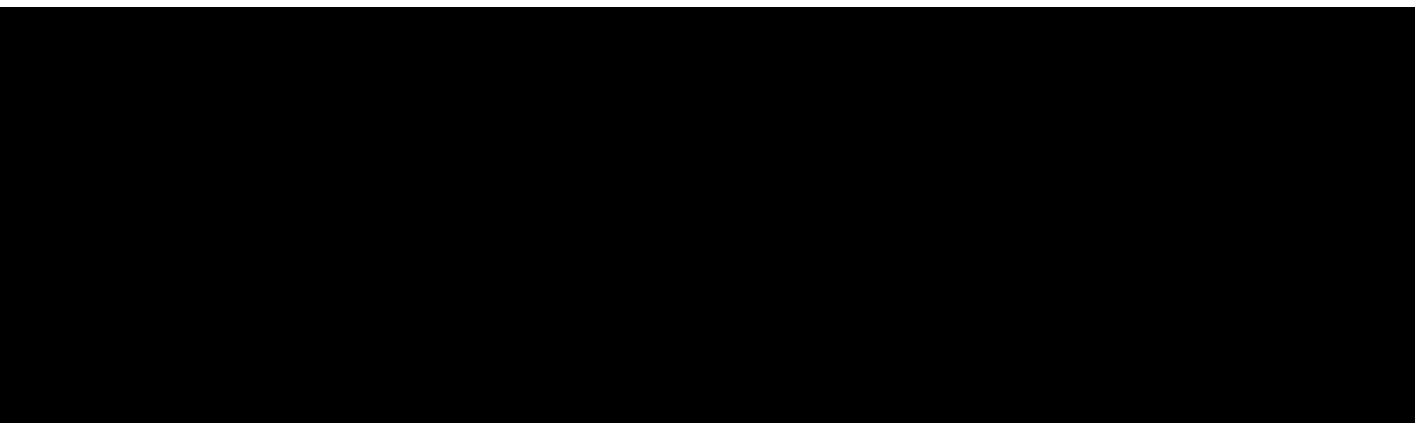




From: Simon Davis
Sent: 11 February 2026 18:01
To: 'Havis, Sean' [REDACTED]
Cc: 'Burden, Craige' [REDACTED]
Subject: RE: A/176/25/DOV: Arundel Road, Angmering Deed of Variation

Dear Sean,

Thanks for your email and sorry for not replying sooner.

I was finally able to get comments from our Affordable Housing consultee on Friday. His view is that you should be following the steps in ADC's Three Dragons Report rather than proceeding straight to a commuted sum (particularly as there is no cascade mechanism in the s106). He states:

"The existing Interim Proposed Housing Policy which was approved at Planning Policy Committee on the 18th March 2025 and refers to the Three Dragons Report resolved:- That the contents of the Three Dragons report are noted and that it is adopted for the purposes of discussions and negotiations with applicants who are seeking to submit Deed of Variation applications in respect of affordable housing.

In my view this gives adequate justification for the Council to seek to adopt this process in this particular situation.

With the further revised Interim Proposed Housing Policy that went before the Planning Policy Committee on the 02/02/26 and was approved, this just strengthens our justification to go down this route.

In summary, I agree we should require them first to go through the steps in the Three Dragons report before we even consider a commuted sum approach."

Please see: <https://democracy.arun.gov.uk/documents/s20726/Appendix%20to%20Item%208%20-%20Affordable%20housing%20delivery%20-%20Three%20Dragons%20Report.pdf>

I can give you until 26/02/26 if you wish to respond but at present this is looking like a refusal.

Kind Regards

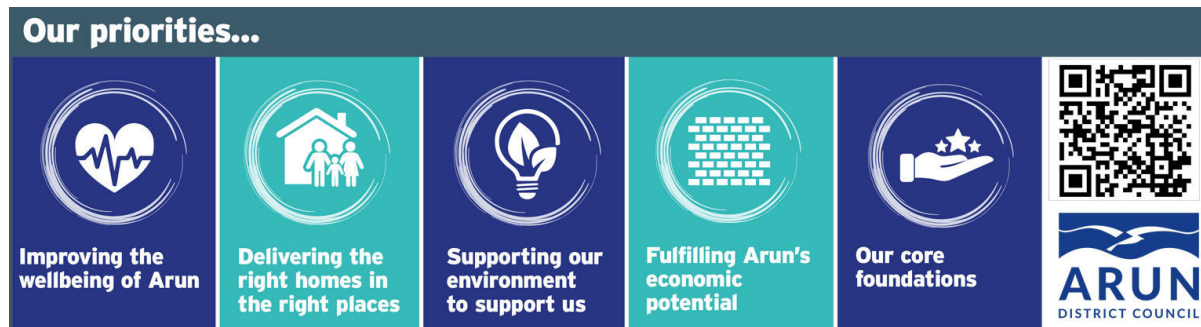
Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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Littlehampton, West Sussex, BN17 5LF
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From: Havis, Sean [REDACTED]
Sent: 09 February 2026 14:22
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: A/176/25/DOV: Arundel Road, Angmering Deed of Variation

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Afternoon Simon,

Hope you're well.

My colleague Craige submitted a Deed of Variation (DoV) a number of months ago in relation to Affordable Housing at Land off Arundel Road, Angmering, validated under Ref. A/176/25/DOV.

Are you able to please confirm where this has got to from your side and if we can proceed towards agreeing the wording and completing the DoV?

Many thanks,
Sean

Seán Havis
Senior Planning Manager

Barratt Redrow Southern Counties
[REDACTED]

Barratt Redrow Southern Counties | Compton House | The Guildway | Old Portsmouth Road | Guildford | Surrey | GU3 1LR

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