

From: Miriam Nicholls
Sent: 11 April 2018 13:28
To: 'Edward Ledwidge'
Cc: Claire Potts
Subject: RE: M&S Applications, Rustington A/23/15/OUT and A/11/17/OUT

Hello Edward,

Thank you for your email. Economic Development are happy with that level of contribution towards mitigating Town Centre impact in Littlehampton.

Regards

Miriam

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From:

Edward Ledwidge [REDACTED]
Sent: 11 April 2018 12:54
To: Miriam Nicholls
Cc: Claire Potts
Subject: RE: M&S Applications, Rustington A/23/15/OUT and A/11/17/OUT

Apologies – there were a couple of figures missing. See below.

Edward Ledwidge MNTPI
Partner

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From: Edward Ledwidge
Sent: 11 April 2018 12:49
To: 'Miriam.Nicholls@arun.gov.uk' <Miriam.Nicholls@arun.gov.uk>
Cc: 'Claire.Potts@arun.gov.uk' <Claire.Potts@arun.gov.uk>
Subject: M&S Applications, Rustington A/23/15/OUT and A/11/17/OUT

Miriam

You will be aware that the original application A/23/15/OUT is due to be re-considered shortly by the Planning Committee. There is also a revised application which seeks approval for an alternative access arrangement but otherwise is the same as the original in terms of amount/type of development. The impacts of the development, in retail policy terms are therefore identical in respect of the two applications.

You will recall that we agreed in September 2015 the level of contribution towards mitigating town centre impact that would be proportionate to the scale of development.

For the original application DPDS advised the Council that the solus impact of the development on Littlehampton is less than 2% and that the cumulative impact is less than 5% when considered together with the extant Mill Lane permission. In respect of the updated/revised proposals DPDS have advised that the solus impact would be 2.2% and the cumulative impact 6.6%.

Like before, the current applications are therefore only c.40% of the overall impact identified. As previously agreed it should only be necessary for the applicant to mitigate the level of impact related to their proposal as to mitigate impact arising from other developments would clearly not be proportionate.

Given the level of impact identified and that the owners of the former Waitrose unit in Littlehampton are considering the future of that site, we consider that contributions to cover town centre over a 2 year period remains appropriate.

On this basis, we consider that contributions agreed in September 2015 remain valid for the purposes for the purposes of these applications. For clarity these are:

- Town Centre Manager – 2 years - £99,444
- Environmental improvements (full cost assuming undertaken over 2 years) - £75,000

- Marketing, promotion and events - 2 years - £40,000
- **Total £214,444**

The above figure would be approximately 40% of your original estimate for planned town centre improvements (i.e. £500k). We consider that that this is proportionate to applications which represent approximately 40% of the cumulative impact.

Claire – there was also an agreed contribution of £12,500 towards a COVTEC early warning system for the level crossing. We are happy to re-affirm this provision in respect of both applications. However, in the event that an alternative arrangement for crossing improvements comes forward in respect of other developments in the area, this contribution could be diverted. Provision can be made within the S106 to this effect.

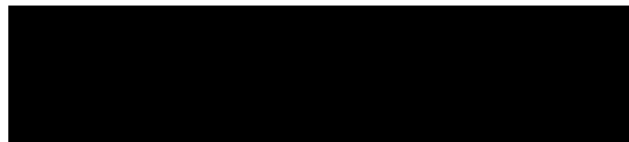
We look forward to hearing from you in due course.

Regards

Edward

Edward Ledwidge MRTPI
Partner

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