

From: Ollie Clawson [REDACTED]
Sent: 03 September 2026 14:08
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Mark Long [REDACTED] Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: A/44/26/PL

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Hi Simon,

Many thanks for the update and it is certainly pleasing to hear that this can be dealt with under delegated powers, rather than needing to go to Committee.

The below is all noted. I've passed this on to my colleague, Haroon, to progress. He is away from his desk for much of today but will no doubt be in touch with the Council's Solicitor shortly, in the hope of having a UU ready so that the decision can be issued as soon as possible.

Kind regards,

Ollie



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 03 September 2026 11:46
To: Ollie Clawson [REDACTED]
Cc: Mark Long [REDACTED] Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: [EXTERNAL] RE: A/44/26/PL

Message originated from outside Knights

Dear Ollie,

I finished the report, but we agreed yesterday that we will determine this under delegated powers and it will not be taken to the Committee.

Please note that I now have agreed with our solicitor that the AH can be retained using a condition. In addition, I have agreed with our solicitor that we can use a UU to secure the Secondary School Transport Contribution (SSTC) and will not require WSCC to be a signatory. I have written to WSCC to inform them of our approach as a courtesy.

You will have already seen the formula set out in WSCC Education's consultation response, but I have now calculated the contribution (including working out the "child product secondary" using WSCC's latest online calculator for Arun and according to the actual dwelling mix on the site). I have also checked my calculations with WSCC. The total contribution will be £140,645.58 (or instalments of £43,951.74, £43,951.74 and £52,742.09). I attach the Arun calculator in case you want to check I have the dwelling/tenure mixes correct.

I have asked our solicitor to require the SSTC to be paid direct to WSCC (but have said if needs be, we can collect and distribute). Previous s106 agreements of this nature have also set out an instalment and review approach where payments are made at 0 years, 5 years and 10 years, with a review at years 5 and 10. Should a new Secondary School be delivered in the district at years 5 or 10 then the further instalment/s would not be required. There are lots of examples of this approach in previous agreements but the Agreement I was looking at online was P/15/24/OUT.

I would urge you to make progress on this - and you may wish to draft something for review by our solicitor?

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Ollie Clawson [redacted]
Sent: 03 September 2026 08:46
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Mark Long [redacted] Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: A/44/26/PL

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Morning Simon,

Would you please be able to confirm whether we have met the deadline for consideration at this month's committee meeting? If so, could you please also advise when your officer's report is likely to be available for review?

Kind regards,

Ollie

Ollie Clawson
Senior Associate

[redacted]
[redacted]
[redacted]
[redacted]

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DC ref:

WSSC Code

Address

Residential details from application

Any comments

Table below contains TOTAL housing mix. Contributions are determined by the NET dwellings increase

		Private Houses		Social Rented Houses		Other Social Houses - Shared Equity etc				Houses demolished			
	Dwelling Size	Occupancy rate	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons
1	1 bed	1.4	0	0	1 bed		0	1 bed		0	1 bed		0
2	2 bed	1.9	4	7.6	2 bed	3	5.7	2 bed	1	1.9	2 bed		0
3	3 bed	2.5	14	35	3 bed	2	5	3 bed		0	3 bed		0
4	4+ bed	3.0	10	30	4 bed		0	4 bed	2	6	4 bed		0
5	Totals		28	72.6	Totals	5	10.7	Totals	3	7.9	Totals	0	0

		Private Flats		Social Rented Flats		Other Social Flats - Shared Equity etc			Flats demolished			
Dwelling Size	Occupancy rate	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons
1 bed	1.3	0	0	1 bed	2	2.6	1 bed		0	1 bed		0
2 bed	2	0	0	2 bed	2	4	2 bed		0	2 bed		0
3 bed	2.6	0	0	3 bed		0	3 bed		0	3 bed		0
4+ bed	2.5	0	0	4 bed		0	4 bed		0	4 bed		0
Totals		0	0	Totals	4	6.6	Totals	0	0	Totals	0	0

Dwellings Proposed	40
Dwellings Demolished	0
NET Dwellings Proposed	40

Worksheet completed by:
on:

page 1 of 4

WSSC SERVICES

Net Population Increase	97.8
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EDUCATION

Adjusted Population	80.5
*Child Product	1.0465
School Planning Area	

**Child Product Secondary 1.2384

LIBRARIES, FIRE & RESCUE SERVICE and HOUSEHOLD WASTE & RECYCLING

***Adjusted Population	80.5
****Adjusted Dwellings	31
Library Locality	

The calculations above allow for deductions as applicable for :

EDUCATION

Social Rented Housing - population (excluding shared equity schemes) to be excluded as future occupants are assumed to be living locally and already service users

NB. Sheltered and 55+ Age Restricted Housing - Calculations ignored - Nil child product assumed

Child Product** - Adjusted population (taking account of above discounts) multiplied by average child product for houses of 13 children per year of age per 1000 persons and for flats of 8 children per year of age per 1000 persons. *Child Product Secondary** Population (no discounts applied, as per Arun Developer Obligations Document for Secondary 2019) multiplied by average child product for houses of 13 children per year of age per 1000 persons and for flats of 8 children per year of age per 1000 persons.

NET Population Increase - Population Increase in dwellings proposed minus population in Dwellings Demolished