

[REDACTED]

Sent: 06 March 2020 11:38

To: 'Nigel Jarvis' [REDACTED]

Subject: RE: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

Hi Nigel/Simon,

We consider that most of the work requested since January would have been more appropriate to a post planning detail design submission rather than supporting a planning application.

Kind regards,
Dave

Dave Tighe
Highgate Transportation

[REDACTED]

www.highgatetransportation.co.uk

*Highgate Transportation Ltd,
First Floor, 43-45 Park Street
BRISTOL BS1 5NL
Company Registration Number: 07500534*

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From: Nigel Jarvis [REDACTED]

Sent: 06 March 2020 10:05

To: Simon Davis <Simon.Davis@arun.gov.uk>; [REDACTED]

Subject: Re: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

Good morning Simon/Brad,

Quite rightly Simon you've uploaded what you've been given. Brad is right however, and a lot of discussion between Highgate and WSCC seems to have strayed beyond what is sufficient for planning in most circumstances.

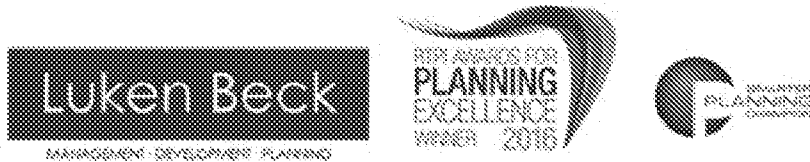
I can understand the overlap at WSCC but they really ought to be advising you on the point at which we have proven what is proposed is adequate for planning policy purposes whether subject to conditions or not. While I'm confident we reached that point a little while ago actually and it would be worth now asking them to confirm that.

Kind regards,
Nigel

Nigel Jarvis | MRTPI | Director

Luken Beck, 30 Carlton Crescent, Southampton SO15 2EW
www.lukenbeck.com

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

Date: Friday, 6 March 2020 at 09:52

Subject: RE: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

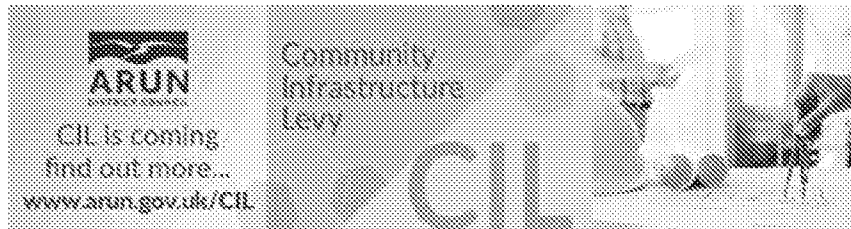
Dear Brad,

Ok thanks. I didn't know if it was appropriate either but as they were sent to me and with no instructions as to what should be added or not, I uploaded them.

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
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Sent: 06 March 2020 09:12

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

Subject: RE: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

Dear Simon,

DfS forms 01/B and 03/B are revisions of 01/A and 03/A respectively while form 02 (Stagger) has not changed but we are advised that it is not needed anymore by your engineer.

The PICADY assessment of the site access has not changed.

It is unusual for Departure from Standard forms be uploaded to a planning portal.

Kind Regards,
Brad

Brad Loxley

Highgate Transportation

www.highgatetransportation.co.uk

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

Sent: 05 March 2020 14:39

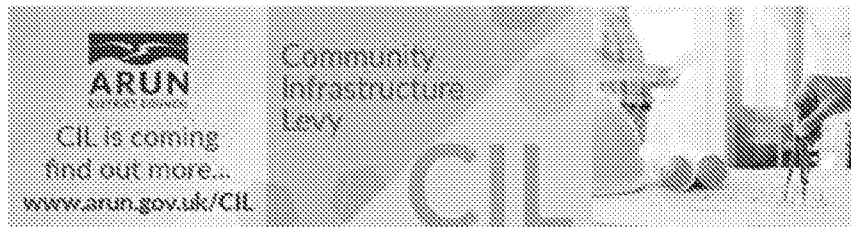
Subject: RE: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

Dear Dave,

Thank you. However, we had previously added the DFS Visibility, Stagger and Corner Radii forms (01-03) and also a Picady Assessment of the Site Access Ghost Island to our website files. Have these changed?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Sent: 04 March 2020 17:26

To: Simon Davis <Simon.Davis@arun.gov.uk>; 'Nigel Jarvis'

Subject: RE: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

Nigel/Simon

Our recent submission justifies the plans previously submitted – there are no new or additional highway plans.

Kind regards,
Dave

Dave Tighe
Highgate Transportation

www.highgatetransportation.co.uk

*Highgate Transportation Ltd,
First Floor, 43-45 Park Street
BRISTOL BS1 5NL
Company Registration Number: 07500534*

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

Sent: 04 March 2020 17:14

To: Nigel Jarvis [REDACTED]

Subject: RE: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

Dear Nigel,

I have limited time right now so am not able to respond fully to your email. However, I have just emailed Highways to request a re-consultation and have stressed the urgency. Regarding the zip file amended plans received 26/02 from Brad, in order for me to change the plans on our system, please can you advise which of the plans in the zip files are substitutes (and what they substitute), which are additional/new plans and which we have already seen. If you can do that it will save me a lot of time at my end.

I have been asked by our solicitor to provide revised Heads of Terms and am hoping to do that by the end of the week. I will check your email at the same time.

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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From: Nigel Jarvis [REDACTED]

Sent: 04 March 2020 14:32

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

Subject: S106 & other matters - Land east of Shripney Road BE/109/19/OUT

Hi Simon,

Further and separate to my email on Friday... While we have missed the last committee we are keen to resolve all outstanding items asap.

S106/CIL

The attached s106 undertaking was circulated and agreed in advance/expectation of hitting the March agenda. In light of the forthcoming adoption of CIL and the attached request, please:

1. Find attached a CIL PAAIR form to supplement the application albeit this doesn't provide a great deal of information as the application is in outline. We would expect to resubmit this at RM stage in any event.
2. Can you confirm your agreement that the UU should be amended to remove all of the following elements in light of the adoption of CIL (to avoid double counting) and we will get the undertaking refreshed and back to you asap:
 - a. Education Contributions
 - b. Fire and Rescue Contribution
 - c. Libraries Infrastructure Contribution
 - d. NHS Contribution

Highways

Further to the email between Highgate Transportation and Katie Kurek at WSCC last week that you were copied into we were expecting WSCC Highways to confirm they have no objection on access or highway safety grounds. It appears to me that there is now sufficient detail resolved for the purposes of a planning permission, accepting that there will always be further agreement stage through whichever section of the Highways Act 1980 to follow. Unfortunately, Katie has replied today (see attached) to say again they won't look at this without a formal re-consult from ADC, which is frustrating but could you instruct this asap please and perhaps ask them whether they can expedite their response to this?

Drainage /flood risk

If you could call me/email to let me know whether we have now resolved the sequential test matters that would be greatly appreciated. If there is anything outstanding I think it would be much easier to discuss this over the phone given the complexities, in the first instance.

I am in the office for the rest of the day, and all of tomorrow and Friday if there is a preferred time to catchup.

Kind regards,

Nigel Jarvis | MRTPI | Director

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