



From: Simon Davis

Sent: 08 December 2025 13:17

To: 'Michael Maskew' [REDACTED]

Cc: Sarah Mason [REDACTED] Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>;
Steve Brownlie [REDACTED] Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: AH Scheme for Land East of Shripney Road & South of Hadden House Shripney Road Bersted, PO22 9NW

Dear Michael,

Thank you for your email.

We can agree to an extension of time in this instance, and I will update both files with the 31/01/26 date (and also brief Legal on this pause). However, if this it is clear that no progress is being made with Aster by late January then we will not allow any further EoT's and will refuse the two DoV's.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

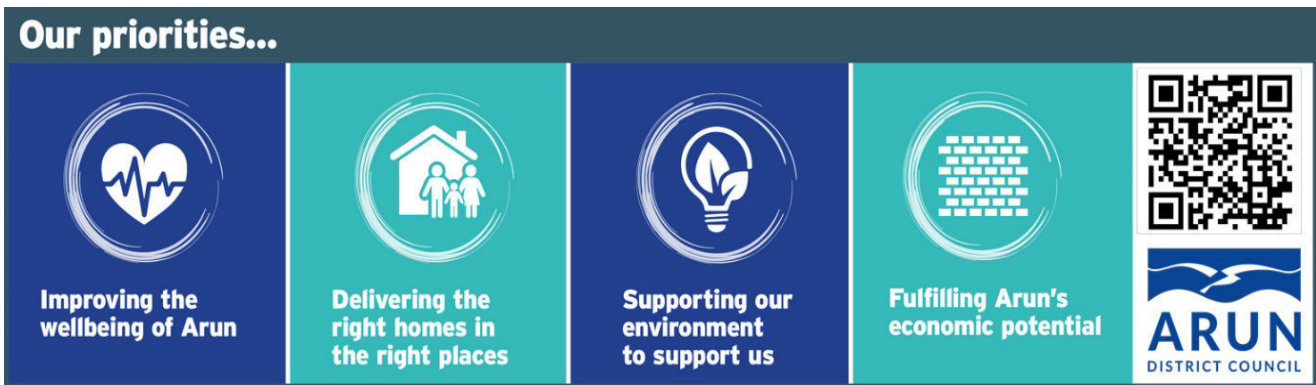
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Michael Maskew [REDACTED]
Sent: 04 December 2025 16:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sarah Mason [REDACTED] Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Steve Brownlie [REDACTED]
Subject: RE: AH Scheme for Land East of Shripney Road & South of Hadden House Shripney Road Bersted, PO22 9NW

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Hi Simon,

Thanks for responding so quickly.

On the issue of current DoV's we have lodged with you. We are currently in the process of agreeing a contract with Aster and we fully expect this to happen soon. However, in the unlikely event we don't contract, we would like to keep our other options on the table. As you can appreciate, most RP's are looking for flexibility in this tough market.

Can we agree to pause the two current DoV applications (BE/127/24/DOV & BE/81/25/DOV), and agree an EoT until the end of January 2026? This will provide enough time to get our AH scheme approved (23rd Jan TDD) and confirm that we have contracted with Aster. If this is agreeable, can you instruct your legals to pause work.

We are of the understanding our submitted AH scheme is compliant with the S106 so we won't need another DoV.

Kind regards

[REDACTED]



Michael Maskew MRTPI | Head of Planning | Elivia Homes Eastern
[REDACTED] www.eliviahomes.co.uk

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

Sent: 03 December 2025 13:27

To: Michael Maskew [REDACTED]

Cc: Sarah Mason [REDACTED] Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>

Subject: RE: AH Scheme for Land East of Shripney Road & South of Hadden House Shripney Road Bersted, PO22 9NW

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Dear Michael,

I write further to my email below.

Please note that you may receive two separation confirmations for this application - BE/135/25/AOO and BE/136/25/AOO. Our validation team duplicated the applications. I see that the second one has now been deleted.

However, the main purpose of this email was to seek advice from you as to how this application relates to the two DoV applications (BE/127/24/DOV & BE/81/25/DOV) that are currently lodged with us.

The requirement per the s106 attached to BE/109/19/OUT is to provide 75% affordable rent units (9.75) and 25% shared ownership units (3.25), so 10 and 3.

BE/127/24/DOV requests an amendment to allow all 13 affordable housing units on the site to be delivered in partnership with Landspeed using its Intermediate Home Ownership model. These would be units delivered and sold to eligible households on a shared equity basis (at 70% Open Market Value with no rent being paid on the remaining 30%). This is pending completion of the associated DoV Agreement.

Following the approval of our Cttee to the above, BE/81/24/DOV was then submitted for the same thing as BE/127/24/DOV but to now include shared ownership in the definition of the Landspeed model. This is also pending completion of the associated DoV Agreement.

Per your covering letter, you are now suggesting that the s106 based affordable housing is to be delivered as 3 no. Intermediate Housing Units and 10 no. affordable rented units. This is as per the original requirement but in conflict with the two DoV's we have in with us. Is it now your intention to withdraw BE/127 and BE/81?

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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