

[REDACTED]

From: Simon Davis
Sent: 23 May 2019 14:36
To: Planning Scanning
Subject: FW: BE/27/19/LP Site 6, Chichester Road, North Bersted

[REDACTED]

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

[REDACTED]
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Simon Davis
Sent: 23 May 2019 12:56
To: Anna Harper [REDACTED]
Cc: Alice Higgitt <[REDACTED]>
Subject: RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Hi Anna,

I have checked with Legal and no we cannot take the payment unless accompanied with a legal agreement.

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

[REDACTED]
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From: Anna Harper [REDACTED]
Sent: 23 May 2019 12:24
To: Simon Davis [REDACTED]
Cc: Alice Higgitt [REDACTED]
Subject: RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Simon,

Thank you for bringing this matter to my attention. To avoid time in legals, are you able to invoice for the £5,226 and I will raise a cheque and issue today?

I will send over a schedule shortly.

Kind regards,

Anna

Anna Harper
Development Manager (West)

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE

From: Simon Davis [REDACTED]
Sent: 23 May 2019 12:16
To: Anna Harper [REDACTED]
Cc: Alice Higgitt [REDACTED]
Subject: [EXTERNAL] RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Anna,

I am writing this one up today as indicated. However, I have just realised from checking our constraints map that your site lies in the Pagham Harbour Zone B and as you are applying for a net gain of 6 units, we have to apply ALP policy ENV DM5. This requires a contribution of £871 per new dwelling (therefore £5226 total) towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour from increased residential occupancy.

I am sorry that this was not highlighted earlier by the pre-app response or at validation but as I am now aware of this, I must consider the policy requirements and if we do not secure this then there would be a policy conflict. Please refer to the section headed "Contribution for Access Management at Pagham Harbour" on our website here: <https://www.arun.gov.uk/planning-obligations>. You will need to provide us with a hard copy of the draft deed using the template on the website along with the £200 legal fee. I do not think that this process will take too long and I can instruct our solicitor as soon as we have received the deed and fee. I will of course carry on with the report in the meantime so that it is as ready as possible for when the legal agreement is completed.

Separately, would you be able to provide me with a schedule to show internal floor areas for each dwelling. This is not a necessity but will assist me as I won't then have to measure each house type by hand to check internal space standards.

Please note, if you wish to discuss by phone that I am not contactable today and will not be free tomorrow until after about 3.30pm.

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: Anna Harper [REDACTED] >
Sent: 16 May 2019 16:19
To: Simon Davis [REDACTED]
Subject: RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Simon,

Great news thanks, I assume it will take around about a week for that to then be all signed off internally. Please do not hesitate to contact me if you have any questions when writing your report.

Kind regards,

Anna

From: Simon Davis [REDACTED]
Sent: 16 May 2019 16:14
To: Anna Harper [REDACTED]
Subject: [EXTERNAL] RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Anna,

I have just been comparing my list with my calendar and I have scheduled time to work on your report next Thursday which is my home working day (so no disruptions).

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

[REDACTED]
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From: Anna Harper [REDACTED]
Sent: 16 May 2019 15:26
To: Simon Davis [REDACTED]
Subject: RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Simon,

Appreciate you coming back to me.

Will you be writing this up for approval over the coming weeks?

Kind regards,

Anna

From: Simon Davis [REDACTED]
Sent: 16 May 2019 15:25
To: Anna Harper [REDACTED]
Subject: [EXTERNAL] RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Anna,

The only consultees outstanding are our Landscape Officer and the NHS. However, I don't consider landscaping to be important in this location and I don't consider that the NHS would want to request contributions based on the number of dwellings.

Kind Regards

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From: Anna Harper <[REDACTED]>
Sent: 16 May 2019 09:21
To: Simon Davis <[REDACTED]>
Subject: RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Simon,

Hope you are well. I did try calling but believe you are working from home.

I was hoping to catch up on the application Site 6, Chichester Road, North Bersted. Could you confirm whether there are any other consultee responses you are waiting on?

Look forward to hearing.

Kind regards,

Anna

Anna Harper
Development Manager (West)

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE

From: Simon Davis <[REDACTED]>
Sent: 26 April 2019 16:11
To: Anna Harper <[REDACTED]>
Subject: [EXTERNAL] RE: BE/27/19/LP Site 6, Chichester Road, North Bersted

Dear Anna,

I agree that I stated on the phone that we will not apply Policy AH SP2 as you are proposing a net gain of less than 11 dwellings.

Kind Regards

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Anna Harper [REDACTED]
Sent: 26 April 2019 16:05
To: Simon Davis [REDACTED]
Subject: BE/27/19/LP Site 6, Chichester Road, North Bersted

Hi Simon,

Thank you again for your time on the phone a little earlier.

Are you able to confirm that Policy AH SP2 will not be applied as there is a net gain of only 6 additional units, just so I can formally update the team who are in the early stages of preparing a viability report.

As discussed, please do just give me a call if anything pops up from outstanding consultees.

Thanks again,

Anna

Anna Harper
Development Manager (West)

Berkeley
Designed for life



Investor in
Customers
Gold 2018

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE
[REDACTED]

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