

From: Simon Davis
Sent: 08 August 2019 09:44
To: Ben Daines <bdaines@eceplanning.com>
Subject: RE: BE/69/19/OUT - The Cottage, Shripney Road Outline Application

Dear Ben,

Thanks for the solicitor details. I agree having looked back at your email with Arjan and will rectify this.

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Ben Daines [REDACTED]
Sent: 07 August 2019 14:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BE/69/19/OUT - The Cottage, Shripney Road Outline Application

Dear Simon,

Thank you for sending this through. However, I am not sure that the affordable housing section reflects the most recent discussions with Arjan who confirmed he wanted 9 rented units. Given that all the units are to be provided in one block, I believe Arjan was concerned that a mix of intermediate and rented would put off registered providers. Can you confirm?

I also need to advise that the applicant now has a different solicitor as Hanna Virta has left the practice.

The new solicitor's email address is as follows:

Kind Regards

Ben Daines MRTPI
Associate Planner

ECE Planning

Planning permission has been granted for the redevelopment of the GBMC Pelham Street Campus in Brighton – click [here](#) to read more



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

Privacy/Confidentiality Statement

www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

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

Sent: 29 July 2019 11:56

To: Ben Daines

Subject: BE/69/19/OUT - The Cottage, Shripney Road Outline Application

Dear Ben,

I have today instructed legal to commence the S.106. The following is the heads of terms/summary tables FYI.

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project	5% or £15,000 for related projects	Spend by restriction
Healthcare contribution	Prior to Commencement	£35,357 Index Linked	NHS	For the infrastructure needs of managing "Treatment Rooms project" at Croft (preferred option) to be delivered by Croft Surgery development and working with new facilities at the planned Integrated centre in Arun	n/a	n/a
Primary Education Contribution	Prior to First Occupation	Formula - see attached WSCC Response for full text	WSCC	On additional facilities at Aldingbourne Primary School	n/a	n/a
Secondary Education Contribution	Prior to First Occupation	Formula - see attached WSCC Response for full text	WSCC	on fixtures, fittings and equipment at phase 1 of the new secondary school serving Arun.	n/a	n/a
6th Form Education Contribution	Prior to First Occupation	Formula - see attached WSCC Response for full text	WSCC	On improved digital infrastructure for classrooms at St Phillip Howard Catholic High School Sixth Form.	n/a	n/a

Libraries Contribution	Prior to First Occupation	Formula - see attached WSCC Response for full text	WSCC	On a project to enhance library space with improved digital access at Bognor Regis Library	n/a	n/a
Fire & Rescue	Prior to First Occupation	Formula - see attached WSCC Response for full text	WSCC	Towards the supply and installation of additional fire safety equipment to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Bersted.	n/a	n/a
On-site Public Open Space/LAP Maintenance Contribution	Within 2 months of completion of POS	£13.51 per m2 (only if to be passed to ADC for adoption. Otherwise then a management plan to be submitted	ADC (Sue Howell)	n/a	n/a	n/a
Off-site Children's Play contribution.	Prior to First Occupation	£1000/dwelling x 31 = £31,000 index linked to October 2000 SPD (approx. - £50,000 at current prices)	ADC (Sue Howell)	Contribution to be spent on the Berghestede Play area - The Trees Estate, North Bersted, for improvements and/or additions to children's play equipment	n/a	n/a

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Affordable Housing - 30% (9) affordable homes on-site. Confirmed with Arjen to be 7 x rented and 2 x intermediate homes. ADC would anticipate a significant number of the rented homes to be 2 bedrooms. The rented properties are to be within the block containing flats 1-9.	Use same trigger as previous agreement under ref BE/63/17/OUT	ADC	Housing - Arjan De Jong
Where the developer intends to keep some of the estate roads private we will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.	N/A	WSCC	WSCC

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
