

From: Simon Davis

Sent: 23 June 2020 16:32

To: 'Cleaver, Elizabeth'

Subject: RE: Contribution from BN/50/20/PL, Land west of Fontwell Avenue, Eastergate

Dear Elizabeth,

I have spoken with Nicki Faulkner. I understand that Highways England would have received a consultation letter on 13/3/20 to say Arun is becoming a CIL charging authority on 1 April 2020. The letter explained that S.106 can only be requested for 'off site' contributions from Strategic Housing Allocations and from sites which are zero rated for CIL. If there is a CIL liable site, then we will not ask for S.106 for off-site contributions, but the site will generate CIL. I understand that a governance and infrastructure business plan process is currently being worked on and we anticipate HE would be consulted on.

The agreed mitigations on the A27 are based on the cumulative impacts of the Strategic Housing Allocations within the Arun Local Plan (identified through the Arun Transport Study 2016/17). I understand that the Arun Transport Study mitigation measures did not include measures to address sites over and above the strategic allocations/windfall sites. Therefore HE needs to determine whether these additional sites, over and above the allocated strategic housing sites have an impact that would require further mitigation to the SRN. If so, CIL would need to be used to address this impact – and HE should bid for CIL money or identify to ADC what the mitigation would be.

Kind Regards

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Directorate of Place

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From: Cleaver, Elizabeth

Sent: 22 June 2020 15:18

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

Cc: Planning SE [REDACTED]

Subject: Contribution from BN/50/20/PL, Land west of Fontwell Avenue, Eastergate

Dear Simon

Thank you for your reply about our recommendation for your council to collect a contribution from this development towards mitigations to the SRN.

Highways England does not bid for funding from CIL for SRN highway schemes. We have agreed mitigations on the A27 with the Arun Local Plan team and developers are required to contribute to these via Section 106.

Ultimately it is up to your Council to ensure sufficient funding is collected to provide the Local Plan mitigations on the SRN, otherwise there is a risk that the development in the Plan cannot be delivered or you would need to source alternative finance.

If I may, I suggest you speak to Nicki Faulkner about this.

Kind regards,
Elizabeth

Elizabeth Cleaver, Assistant Spatial Planning Manager

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Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED] Thank you.