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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 22 June 2020 12:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Land at former Pollards Nursery, Lake Lane, Barnham

Please could you upload the email trail below between the applicant and the Local Highway Authority onto Ocella for **BN/60/20/PO** - Land at former Pollards Nursery, Lake Lane, Barnham.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Craige Burden [REDACTED]
Sent: 25 November 2019 10:21
To: Ian Gledhill [REDACTED]
Cc: Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Steven Shaw [REDACTED] Michael Eastham <Michael.Eastham@arun.gov.uk>; Pete Hodgson [REDACTED] David Hutchison

[REDACTED]
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

Ian

Many thanks for this.

From Redrow's perspective (or certainly mine), this is the first time figures have been put to the works from the original section 106 agreement by the Council. Unfortunately these are higher than we were anticipating (in the region of twice the value).

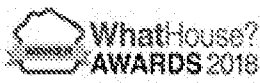
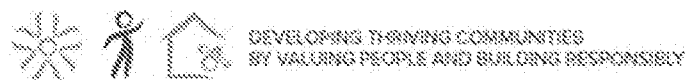
I'm conscious that this matter has been more drawn out than all parties had hoped, so in the interest of expedience, are we able to agree on a figure of £15,000 to be included in the amendments to the section 106 agreement for payments towards the cycle improvements?

Kind regards

Craige

Craige Burden
Head of Planning

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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From: Ian Gledhill [REDACTED]
Sent: 19 November 2019 10:02
To: David Hutchison [REDACTED]
Cc: Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Steven Shaw [REDACTED]; Craige Burden [REDACTED]; Michael Eastham <Michael.Eastham@arun.gov.uk>; Pete Hodgson [REDACTED]
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

=====
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=====

David, my suggestion was to base the contribution upon the cost of the works already covered in the s106 (i.e. the real time information screen and bus shelter). From experience, the real time screen cost is £10k. I would suggest the bus shelter cost would be in the same region. The total contribution would therefore be £20k.

Kind regards

Ian Gledhill

Ian Gledhill BSc MCIHT | Principal Planner – County Highways - Planning Services, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

From: David Hutchison [REDACTED]
Sent: 12 November 2019 14:50
To: Ian Gledhill
Cc: Rosalind Bentley; Steven Shaw; Craige Burden; Michael Eastham; 'Pete Hodgson'
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

Dear Ian

I have been discussing this matter with my clients and we would be grateful if you could provide us with a cost that you would attribute to the cycle improvements (in view of your comments on item 3 below), as it is my understanding that the s.106 does not specify an amount.

I look forward to hearing from you.

Kind regards

David Hutchison
Executive Director

Pegasus Group

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From: Ian Gledhill [REDACTED]
Sent: 27 September 2019 10:40
To: David Hutchison [REDACTED]
Cc: Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Steven Shaw [REDACTED] Craig Burden [REDACTED] Michael Eastham <Michael.Eastham@arun.gov.uk>; 'Pete Hodgson' [REDACTED]
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

David, I've been forwarded your email in respects of the above. I've provided the following answers to your various questions. Apologies for the delay in responding.

1. Why is a contribution necessary to make the s.73 scheme acceptable, but was not necessary to make the original permission acceptable? The original planning application was submitted in 2012, and subsequently permitted at appeal in 2013. The 2012 scheme was permitted on the basis of information available at that time. The now proposed cycling improvements were not known when the application was originally being considered.

Following an approach from Redrow Homes in 2017, WSCC reviewed the original passenger transport obligation. From these discussions, WSCC advised it would be appropriate to replace the passenger transport works with a contribution towards cycling improvements. The principle of substituting a contribution in place of works was not challenged.

It is also my understanding that there are difficulties in securing on-going responsibility to maintain the bus sheltered. As WSCC do not adopt or maintain these, the Parish or District Council would be required to take on the future maintenance. It is my understanding that neither Council wishes to adopt or maintain a shelter, and that this is a further reason why the original obligation would need to be varied. If this isn't the case and there is a party wishing to take on maintenance, the obligation would need to be varied only in respects of the real time information screen. It would be for the developer to confirm that these discussions have taken place and what works are no longer proposed.

2. What and where are the cycleway improvements and how are they related to this development? Details of proposed cycle improvements are contained within the West Sussex Walking and Cycling Strategy 2016-2026. For clarity, the contribution would be used towards scheme id number 82.

3. What is the total cost of the scheme of improvements and how does the LPA reach the figure that has been requested (as being fair and proportionate)? Final scheme costs have not yet been determined. However the expectation is that the contribution towards the cycle scheme will be in lieu of those costs associated with the works included in the s106 (i.e. the cost of delivering a bus shelter and real time information screen). Effectively the contribution would be no more than the cost of the secured works.

4. Have the works already been completed? No

5. If not, when are the improvements programmed to be implemented? This is subject to detailed design and full funding being available.

6. Would the development proposals be unacceptable without the cycleway improvements and if so why? The proposed scheme forms part of a wider network of cycle routes, some of which have been constructed (e.g. Barnham to Fontwell, scheme ID 81) or have secured funding or contributions from other developments (e.g. planning application AL/61/13 includes an obligation to provide £250k towards the Westergate Link, scheme ID 19). The provision of an additional link between Barnham and Yapton will form part of this wider network. The provision of additional funding towards this link would assist in

encouraging further cycle use and enhance the opportunity to promote sustainable transport modes and prioritise walking and cycling. The contribution and proposed cycle scheme are considered to comply with the NPPF and CIL tests.

Kind regards

Ian Gledhill

Ian Gledhill BSc MCIHT | Principal Planner – County Highways - Planning Services, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

From: Steven Shaw
Sent: 17 September 2019 11:21
To: Ian Gledhill
Subject: FW: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

Thank you

Steven Shaw BA (Hons) MSc MCIHT
County Highways (Development Management) Team Manager
County Highways Team, Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

From: David Hutchison
Sent: 16 September 2019 09:31
To: Michael Eastham; 'Pete Hodgson'
Cc: Rosalind Bentley; Steven Shaw; Craige Burden
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

Michael

Understood – I will await Steven's response.

Kind regards

David Hutchison
Executive Director

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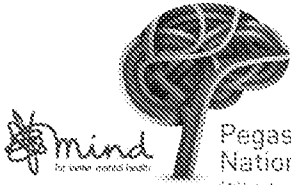
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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 16 September 2019 08:59
To: David Hutchison [REDACTED] 'Pete Hodgson' [REDACTED]
Cc: Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Steven Shaw [REDACTED] Craig Burden [REDACTED]
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

Dear David,

I understand that officers at the Local Highway Authority (West Sussex County Council) are assessing whether or not the bus shelters and the real time passenger information is required to be installed at the existing bus stops on Lake Lane.

Furthermore, as this is a two tier authority, with the County Council taking the lead on cycleway initiatives and also making the request for the monies to be invested in cycle path improvements between the local villages, your questions should be directed towards staff at County Hall in Chichester.

I have copied Steven Shaw at WSCC into this email for his response to your questions.

Kind regards,

Michael

From: David Hutchison [REDACTED]
Sent: 13 September 2019 17:16
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; 'Pete Hodgson' [REDACTED]
Cc: Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Steven Shaw [REDACTED] Craig Burden [REDACTED]
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

Dear Michael

Thank you for your email. I have sought instructions from my client on this matter and they would ask that you provide the following so that they can understand whether this is a lawful request in light of the CIL Regulations:-

1. Why is a contribution necessary to make the s.73 scheme acceptable, but was not necessary to make the original permission acceptable?
2. What and where are the cycleway improvements and how are they related to this development?
3. What is the total cost of the scheme of improvements and how does the LPA reach the figure that has been requested (as being fair and proportionate)?
4. Have the works already been completed?

5. If not, when are the improvements programmed to be implemented?
6. Would the development proposals be unacceptable without the cycleway improvements and if so why?

Once you have this information to hand, we can discuss this matter further.

Kind regards

David Hutchison

Executive Director

Pegasus Group

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 27 August 2019 10:22

To: David Hutchison [REDACTED] Pete Hodgson' [REDACTED]

Cc: Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Steven Shaw [REDACTED]

Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

David,

I understand that the Deed of Variation is being drafted by Redrow's solicitor, removing the requirement for the provision of bus shelters and Real Time Information (RTI) for passengers to use at the existing bus stops on Lake Lane, in Barnham.

The LPA would like the contribution to be used to improve the local cycle network.

Please could you ensure that this is picked up in the draft Deed of Variation.

Kind regards,

Michael

From: David Hutchison [REDACTED]

Sent: 20 August 2019 12:30

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; 'Pete Hodgson' [REDACTED]
Cc: Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>
Subject: RE: BN/7/19/PL - Section 73 application - Land at former Pollards Nursery, Lake Lane, Barnham

Michael

Redrow will be instructing their solicitor to draft the DoV.

Kind regards

David Hutchison
Executive Director

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