

[REDACTED]

From: Simon Davis

Sent: 02 October 2026 16:10

To: 'Nigel Jarvis' [REDACTED]

Cc: James Ormiston [REDACTED] James Smith

Subject: RE: 26-09-30 - Sunnyside - BN/73/26/OUT

Dear Nigel,

On the two Pagham Agreements, we agreed not to include the mix percent ages but requested that the Agreement require the provision of 30% affordable dwellings (consisting of affordable rented, First Homes and Intermediate). I am happy to do the same here.

I am happy if you wish to prepare the s106 agreement, but we will instruct our solicitors once we have your draft. I cannot advise on legal fees, and our solicitor will not likely be able to accurately do so either until they have had sight of the draft agreement.

My normal arrangements are that I prepare conditions at the same time as the report, as that way, I can ensure nothing is missed. I will share the list as soon I have prepared it and you can then make comments at that time. I will make a note about the need for phasing.

Kind Regards

Simon

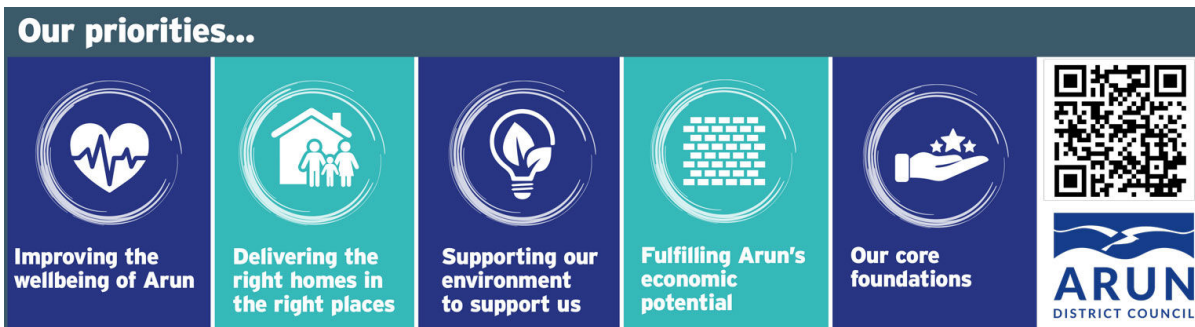
Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Nigel Jarvis [REDACTED]
Sent: 30 September 2026 12:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: James Ormiston [REDACTED] James Smith
[REDACTED]
Subject: Re: 26-09-30 - Sunnyside - BN/73/26/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon, thanks for your email below and the attached.

HOT

The HoTs which are as anticipated and in line with the latest West Sussex County Council comments.

The only query I have is with regard to the AH tenure mix. Our preference would be to retain flexibility and for this to be a matter to be finalised as part of agreeing the Affordable Housing Scheme mix at reserved matters stage – we believe this is the approach agreed / taken at Pagham (application ref: P/30/26/OUT). I suggest a tweak to the AH HoT to 30% affordable dwellings (67% affordable rented, 33% Other intermediate). Our thinking on this is to maximise interest from RPs in the site under current circumstances.

S106 drafting

As we discussed yesterday and noting your committee lead in times, Hanbury would like to now make progress on Section 106 drafting with a view to working to the next available committee (i.e. after the 21st October), appreciating we will need to revisit the EOT.

Given recent experience, as agreed, we will lead the first draft but if you can instruct solicitors your side and advise on fees etc that would be helpful. Hanbury Properties will be using James Smith of JS Planning Law Ltd. who I have cc'd .

Conditions

In due course, and knowing you are busy with applications for this committee cycle, can we please have sight of suggest draft conditions - again I feel heads of conditions will suffice in the first instance. Please note that we would wish to ensure that conditions can be discharged in parts (i.e. 'phase or sub-phase') type wording to similarly ensure speed and flexibility of delivery. I'm happy to assist in anyway we can.

Kind regards,

Nigel Jarvis MRTPI 

Director



www.lukenbeck.com

59 Tower Street, Winchester, SO23 8TA

Company Registration No. 07548836

The information contained in this email may either be privileged and/or confidential.

If you are not the intended recipient please delete this message; using (including disclosure, copying or onward distribution) its content may be unlawful. Our messages are checked for viruses, but we cannot accept liability for any viruses which may be transmitted in or with this message or attachments.

Please be green and save money at the same time by printing double sided.