

[REDACTED]

From: Elaine Munns [REDACTED]

Sent: 28 May 2019 11:50

To: Simon Davis <Simon.Davis@arun.gov.uk>; Eloise Short [REDACTED]

Subject: RE: BR/326/18 The Royal Hotel The Esplanade Bognor Regis PO21 1SZ

Hi Simon

We realise that we sent the response to you later than the standard 21 day consultation period but it is disappointing nevertheless that you didn't question this at all, and that no one queried the lack of infrastructure requirements in the S106 when it was being negotiated. You would be aware that a residential development would require mitigation.

The reason for the delay was because Eloise was waiting on the results of the ongoing discussions as to how the new secondary school would be funded before sending a response to you on this particular site.

There is a danger that subsequent developers, when looking for reasons to challenge our contribution requirements, will point to this as an example and we have to be careful not to set a precedent of non-payment, where there is no good reason to do so.

Additionally, you should consider how this impacts the area locally rather than simply see these as WSCC contributions. For example, St Mary's RC Primary will now have missed out on £16,997 of equipment.

We will, in future, copy the case officer into our replies but we do ask that you would consider the contents of the S106 more carefully

Thankyou and best regards

[REDACTED]

Elaine Munns BSc, MSc AGI | Team Manager, Planning Services | Highways, Transport and Planning
Directorate | West Sussex County Council

[REDACTED]

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 16 May 2019 17:14
To: Eloise Short
Cc: Elaine Munns
Subject: RE: BR/326/18 The Royal Hotel The Esplanade Bognor Regis PO21 1SZ

Hi Eloise,

I can confirm that the S.106 does not contain any WSCC infrastructure provisions. The reason being that I did not see that there was a consultation response from you until I was writing the application up week commencing 22nd April. By that time, the S.106 was well advanced (note that it was completed on the 29th April) and I agreed with my Team Leader that we would not instigate a change to the agreement at such a late stage.

I note that the application consultation period expired on 07/02 and that your response although dated 21/03 was not actually uploaded to our website until 05/04 (I'm not sure why there was a delay between these two dates). I do get notified of all consultation comments through a daily list but I must have missed your response.

If I may make a suggestion, if you copy the case officer into any responses sent to our Planning.Responses@arun.gov.uk email address then it gives us two chances to see the response.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
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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: Eloise Short [REDACTED]
Sent: 16 May 2019 16:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Elaine Munns [REDACTED]
Subject: BR/326/18 The Royal Hotel The Esplanade Bognor Regis PO21 1SZ

Hi Simon

I've been doing some s106 auditing for our database and have noticed that the above site has been permitted subject to a s106 but as far as I can see our contributions have not been included in this. I see that your officers report contains reference to our s106 consultation response but the summary at the end has no mention of WSCC contributions.

The s106 isn't available on the portal yet and I can't see it in our system, but would you be able to confirm this is the case and if so why our contribution requests have not been taken into account?

Kind regards,

Eloise Short

Assistant Planner | Planning Policy and Infrastructure | Planning Services

