

From: Simon Davis
Sent: 04 June 2020 12:43
To: 'anva anva'
Subject: RE: BR/83/20/PL

Dear Ali,

A Section 106 will need to be prepared to cover the provision of affordable housing plus contributions to Pagham Harbour mitigation, education/fire/library infrastructure contributions, open space/play/leisure contributions, the Traffic Regulation Orders and possibly also an NHS contribution. So far I have had requests for:

- 4 x affordable dwellings of which 3 x dwellings should be provided as rented and 1 x intermediate;
- £10,452 for Pagham Harbour mitigation;
- £23,654.40 offsite POS contribution (project to be spent on yet to be advised);
- £20,763.60 offsite play contribution (project to be spent on yet to be advised);
- £4,717 (Sports halls/flexible activity space contribution towards the community sports hub to be provided at West of Bersted;
- £1,600 (health & fitness contribution towards the community sports hub to be provided at West of Bersted;
- £5,039 (Swimming pools contribution towards wet side shower provision at a new leisure centre for the Arun district;
- Traffic Regulation Orders to secure the new resident permit parking spaces on Sudley Road as described in your Parking Statement (paras 22 & 23).

I have not yet received the response from WSCC for education/fire/libraries infrastructure contributions or from the NHS regarding any medical infrastructure contributions.

All of these requests are either in accordance with a policy of the Local Plan (AH SP1, ENV DM2, OSR DM1, INF SP1) or the recent Open Space, Playing Pitches, Indoor & Built Sports Facilities SPD (Jan 2020).

Once I have had the last two consultation responses, I will make an instruction to our solicitor to prepare an agreement for agreement by all parties. If you disagree with any or all of the contributions then you can provide a viability report or it may be the case that the application has to be refused.

I hope this helps. I will update you when I receive the outstanding consultation requests.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737674
E: simon.davis@arun.gov.uk



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From: anva anva [REDACTED]
Sent: 04 June 2020 12:01
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BR/83/20/PL

Dear Simon,

Thank you for your email.

I am interested in S.106. Please advise us.

Kind regards

On Wed, 3 Jun 2020 at 19:09, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Ali,

Please see attached comments of WSCC Highways. Please note that you will need to:

- a. Discuss the new Permit parking bays with WSCC Parking Team Manager to set the process in motion. I'm afraid I don't have a contact but you should be able to get to the right person by ringing WSCC
- b. Provide clarification re the suggested new parking space which is proposed outside the Recital Hall and may cause issues for vehicles wishing to enter or exit the servicing area. You need to advise on the proposed use of the serving area and the size of vehicles using this to ensure any new car parking doesn't restrict movements in and out. We will then need to reconsult with Highways to check this.

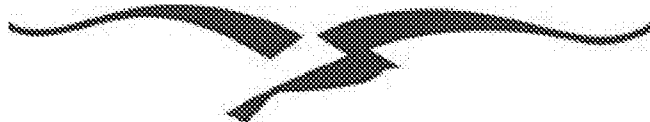
Please also note that there are other consultation responses on our website some of which detail S.106 contributions and so at some point I will contact you to advise you of the Heads of Terms so we can then have an agreement prepared.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



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