



From: Simon Davis
Sent: 08 April 2026 15:55
To: 'George White' [REDACTED]
Cc: Michael Rudd [REDACTED] Tony White Planning [REDACTED]
Subject: RE: CM/30/25/S73 - Jaybelle Grange Lodge Park

Dear George,

Thanks for your reply,

As stated, I am seeking consultation responses to calculate the s106 requirements. I cannot advise of contributions levels without advice from our Leisure colleagues, Affordable Housing Officer or from WSCC Infrastructure.

The application is still within the consultation period and so it is not possible to confirm our likely recommendation. All I can say for now is that the proposal conflicts with the Arun Local Plan as Policy TOU DM1 states *“Change of use of camping and caravan sites to other uses, including permanent residential use, will not be permitted, unless the site is allocated for other development within the Local Plan.”* However, this application would be subject to the NPPF presumption, and we would need to weigh up the benefits of 39 homes with any adverse impacts that are identified.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874
E: simon.davis@arun.gov.uk

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Arun District Council, Civic Centre, Maltravers Rd
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From: George White [REDACTED]
Sent: 08 April 2026 13:13
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Michael Rudd [REDACTED] Tony White Planning [REDACTED]
Subject: Re: CM/30/25/S73 - Jaybelle Grange Lodge Park

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Hi Simon,

Thank you for your email.

Tony is currently out of the office, so I am responding in his absence.

I write to inform you that we are seeking Counsel's opinion in relation to the contents of your email and the attached appeal decision.

In the meantime, I would be grateful if you could provide an indication of the Section 106 contribution monies, so that we can present a full and accurate picture of the potential fees to both Counsel and our client.

I would also be grateful if you could confirm whether it is your (or the LPA's) position to recommend approval of the application, subject to the completion of any necessary agreements.

I look forward to hearing from you at your earliest convenience.

Kind regards,
George



White Planning
[Redacted]

On 8 Apr 2026, at 12:21, Tony @ White Planning [Redacted] wrote:

----- Forwarded message -----

From: **Simon Davis** <Simon.Davis@arun.gov.uk>
Date: Wed, 8 Apr 2026, 12:19
Subject: CM/30/25/S73 - Jaybelle Grange Lodge Park
To: Tony White [Redacted]

Dear Tony,

I write ref this application.

We had a planning and enforcement appeal back in 2020-21 which is relevant to your proposal. This was for Wisteria Heights Caravan Park (previously Shripney Gardens), Shripney Lane, Bersted, West Sussex, PO22 9NS and was an appeal against an Enforcement Notice concerning residential use of holiday caravans (and against an associated planning refusal). The appeal was allowed and the Notice quashed. However, the Inspector made comments regarding the need for a s106 concerning Affordable Housing, POS/Play Space, Education/Library & Fire contributions.

The Inspector stated AH was not required as the Park Homes are low-cost housing (based on their price being equivalent to at least 20% below local market value - per Annex 2 of the NPPF). The inspector also said there was no evidence POS/Play was inadequate in the area therefore no need for contributions. However, the Inspector did require a s106 for Education/Library/Fire contributions.

If we were to approve your application, then we would require a legal agreement to secure contributions.

Can you review the attached decision and provide details on the Park Homes cost versus the Market Average so I can determine whether AH is required using the previous 'methodology'. I am separately seeking advice from consultees regarding the need for any other contributions.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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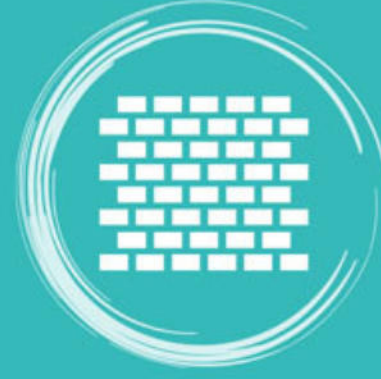
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