

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Simon Davis
Sent: 05 September 2018 11:57
To: 'Planning JPA'
Subject: RE: Update on application FP/171/18/PL

Dear James,

S106

Our solicitor can draft (and you pay his legal fees) or you could draft and we will check (attracting a smaller legal fee).

Heads of Terms will be:

- (1) Some form of wording/provision within the S.106 to ensure all dwellings are affordable
- (2) A contribution to local play facilities/open space – TBC (dependant on Landscape Officer response)
- (3) NHS contribution – TBC
- (4) £62,871 – to be spent on additional equipment at Downview Primary School.
- (5) £67,662 - to be spent on additional equipment at Felpham Community College.
- (6) £15,851 – to be spent on additional equipment at Felpham Community College Sixth Form.
- (7) £6,113 to be spent on additional stock at Bognor Regis Library.
- (8) £582 – to be used towards the provision of additional fire safety equipment to vulnerable person's homes in West Sussex Fire Rescue Services Southern Area serving Felpham.

Can you agree current Heads of Terms and also advise whether we will draft or you. I can then do an instruction form.

Layout & Design

Generally happy with the layout and designs. Two things though:

- (1) Can you amend drawing 17094-PL-2-07 (and any related drawings) to show brick walls/brick & timber panels to the fronts of plots 1 and 14 as per plot 15.
- (2) The interface distance between the rear of plots 3-5 and the rear of 4 Weller Close is a bit tight. Can you move plots 3-5 forward by 1m at the expense of part of the front landscaping strip.

Other Matters

We need a drawing showing existing & proposed spot levels – I appreciate this information is shown on the drainage plan but it will be easier for us to assess if we have a plan just showing levels

Also can you provide a section across the width of the site between Wellers and Bridger Close which also includes one existing house on each of those streets suggest a line drawn between 23 Bridger Close and 2 or 4 Weller Close. I note that there is a significant existing levels change between the site and Bridger Close and I want to see how the new houses will relate to surrounding development.

Delegated/Ctte

As the Parish Council have not objected, this will be a delegated application.

Outstanding Consultees

These are outstanding:

Environmental Health (I am typically waiting 6-8 weeks for comments at the moment due to a staff shortage in EH

Tree Officer – I have chased

Landscape Officer – I have chased

NHS (though they often do not respond)

Kind Regards

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From: [REDACTED]
Sent: 04 September 2018 22:47
To: Simon Davis
Subject: Re: Update on application FP/171/18/PL

Hi Simon

Following the email below, I forgot to ask what consultee comments are outstanding, if any?

Many thanks,

Planning Dept.

James Potter Associates Ltd
Architectural design



On 4 Sep 2018, at 22:33, [REDACTED] wrote:

Hi Simon,

I have received a revised ecology report to address the ecology comments, I will send this via separate email after I have been through it. My engineers are still working through the drainage comments but we are aiming to respond on these and provide more information.

Could you provide an update on the above application please in terms of the following:

- s106. I note we now have figures back from the County. Can we progress to legals? Who will draft the s106?
- What are your thoughts on the layout and design?
- Do you have any matters that need addressing other than what I have mentioned above?
- Can this application still be determined under delegated powers?

Kind regards,

Planning Dept.

James Potter Associates Ltd
Architectural design

