

[REDACTED]

From: Elaine Munns [REDACTED]
Sent: 19 September 2017 11:30
To: Anita Gardner
Subject: RE: Toddington Lane - Ref: LU/162/17/PL

Dear Anita

From the letter I've found on the website regarding their opinion of the S106 obligations the main crux of their argument seems to be that the contributions are tariff in nature.

I can confirm that we have only asked for Education contributions for this site because they are not a tariff contribution. Ordinarily we would also have requested Library and Fire contributions but these are based on a tariff and we agree with their assertion that you can't request tariff contributions for a development of 10 units.

The Education contributions are not tariff in style because they are based on the actual number of pupils per school year that their development will produce. This figure is then multiplied by the cost of educating schoolchildren at primary/secondary and sixth form level.

The attached spreadsheet shows how this was achieved for this specific site:

- In rows 11-27 we input the housing mix for the development. The occupancy rates are taken from Census 2011 data showing the actual dwelling rates – for two bedroom houses it's 1.9 (Cell B15) and so on.
- Using this housing mix for the development we can therefore work out the overall population increase (Cell E59).
- The population increase in this instance is 24.6 and we again use census data to establish how many school age children this will consist of (see notes in row 74).
- Columns 83-88 show how we then multiply this figure by our cost multiplier which is itself described in row 91 as being the school building costs.

This method produces the true figure to educating the children moving into the development in question as is therefore not a tariff contribution and I should add that our approach is routinely accepted by Inspectors in appeals as sound.

Best regards

[REDACTED]

Elaine Munns BSc, MSc AGI | Team Manager, Planning Services, Economy, Planning and Place Directorate,
West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 18 September 2017 12:13
To: Elaine Munns
Subject: FW: Toddington Lane - Ref: LU/162/17/PL

Dear Elaine,

Further to our telephone conversation today I would be grateful if you could provide justification for the requested education contributions for the above application. I am currently seeking legal advice and any additional you can provide would be appreciated, particularly if the application is refused on the basis of a lack of contributions

Regards

Anita

From: Brittany Williams [REDACTED]
Sent: 11 September 2017 17:34
To: Anita Gardner
Cc: Jason Lowes
Subject: RE: Toddington Lane - Ref: LU/162/17/PL

Dear Anita,

Thank you for taking my call on Friday to discuss the application.

I note that you are awaiting feedback from the Council's Solicitor in regards to the submitted legal advice regarding S106 obligations and that it may take until 21 September for the comments to be received. We originally submitted our legal comments to the Council on 24/08/2017, over 2 weeks ago, as you can appreciate this has impacted on my client's timescales and we would request that the Solicitor is chased to ensure a response is received as soon as possible.

Please can you confirm the re-consultation deadline for the Road Safety Audit and Designers Response? We have been under the impression that this was issued to County for their comments some time ago, as this has now been confirmed as not the case, we would appreciate if you could chase transport comments to ensure a quick response.

I have also sought a copy of the Greencore Infrastructure Plan from Tim Townsend directly. Tim has responded this morning with the necessary details which are now with our Transport Consultants for review and we intend to issue a response shortly.

I appreciate that you were not involved in the project beforehand but we have now been chasing this for over a month and this has caused a significant delay for my client. It was previously confirmed with Andrew that there were no outstanding consultation comments. In light of this we trust that you will chase the outstanding comments to ensure there is no additional delay.

In the meantime, I have sought confirmation from my client of the extension of time proposed, we want to ensure that all matters are dealt with by the end of this extension to ensure the application can be dealt with at the October Planning Committee if at all possible.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning
[REDACTED]



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51 Great Marlborough Street London W1F 7JT
[REDACTED] www.rapleys.com



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 08 September 2017 17:36
To: Brittany Williams
Subject: RE: Toddington Lane - Ref: LU/162/17/PL

Dear Brittany,

Further to our telephone conversation today I have accessed your earlier e-mail to Andrew Wood and am arranging for the Road Safety Audit and Designers Response to be added to the application and for County Highways to be re-consulted. I have also checked to see if there are any remaining consultation responses and the landscape officer, environmental health and NHS remain outstanding. I would be grateful for your Agreement to an extension of time of one month until 06-10-2017 to allow time for the additional information to be added to the application and for re-consultation to take place .

Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Brittany Williams [REDACTED]
Sent: 07 September 2017 12:13
To: Juan Baeza; Anita Gardner
Cc: Jason Lowes
Subject: RE: Toddington Lane - Ref: LU/162/17/PL

Dear Juan, Anita,

Thank you for coming back to me so quickly.

Anita, I understand that you will need to make your own observation of the application, however it may be useful if we have a conversation to bring you up to speed on the latest correspondence regarding the application. We would particularly welcome your assistance on the following specific matters in the first instance:

- Please could you provide a copy of the Greencore Infrastructure Plan as soon as possible, Transport Officers have requested that we review the scheme in light of the plan.
- In regards to the S.106 obligations, we would welcome an update on the Council's consideration of the legal opinion (copy enclosed) submitted 24/08/2017.
- I understand that the Road Safety Audit and Designer's Response Report (copy enclosed) has been issued for re-consultation. We would welcome confirmation of the expected timescales for receiving a response from Transport Officers on this.
- Confirmation as to whether any consultation responses are outstanding.

Perhaps you could give me a call by the end of the week when convenient to run through the application? If in the meantime you could issue a copy of the Greencore Infrastructure Plan as soon as possible, our Transport Consultants will be able to review this in light of the Transport Officer's comments.

I look forward to hearing from you.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning

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From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]
Sent: 07 September 2017 10:04
To: Brittany Williams
Cc: Anita Gardner
Subject: FW: Toddington Lane - Ref: LU/162/17/PL

Dear Brittany

Unfortunately Andrew Woods is out of the office and his existing caseload is having to be reallocated. One of our principal planning officers is being allocated the case and I will be passing this through to her tomorrow. As Andrew is not available it will be difficult for Anita to get up to speed with the application as quickly as she would like to. I apologise for the delay that this will cause.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk



From: Brittany Williams [REDACTED]
Sent: 06 September 2017 17:54
To: Juan Baeza
Cc: Jason Lowes
Subject: Toddington Lane - Ref: LU/162/17/PL

Dear Juan,

I have received an automatic response advising that Andrew Woods is now out of the office until further notice and to redirect any queries to the Council's general planning email address, which I have done. In light of our telephone discussion where we expressed our intention to ensure the application is progressed, please can you advise as to who will be reviewing the above detailed application in Andrew's absence?

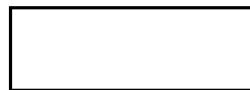
As you are aware there are a number of outstanding issues which we require the Council's input in order to resolve, please could you provide an update as to how the following are progressing?

- Please could you also provide a copy of the Greencore Infrastructure Plan as a matter of urgency? Our transport consultants are unable to respond to the Highways comments until we receive this.
- Please can you also provide an update on the Council's consideration of the legal opinion (copy enclosed) which was submitted 24/08/2017 in regards to the S.106 obligations?
- I understand that the Road Safety Audit and Designer's Response Report (copy enclosed) has been issued for re-consultation. We would welcome confirmation of the expected timescales for receiving a response from Highways Officers on this.
- Lastly, are you able to confirm whether any consultation responses are outstanding, apart from the transport comments mentioned above?

We would be grateful of your assistance in ensuring the application is progressed and look forward to hearing from you shortly.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning



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From: Brittany Williams
Sent: 06 September 2017 16:11
To: 'Andrew Wood'
Cc: Jason Lowes
Subject: RE: Toddington Lane - Ref: LU/162/17/PL

Andrew

Apologies for chasing however please could you come back to me on my earlier email?

We would appreciate receiving a copy of the Greencore Infrastructure Plan as soon as possible in order to respond to the Transport Officers queries.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
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[REDACTED]



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From: Brittany Williams
Sent: 05 September 2017 14:55
To: 'Andrew Wood'
Cc: Jason Lowes
Subject: RE: Toddington Lane - Ref: LU/162/17/PL

Andrew,

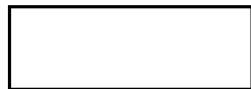
Please can you advise as to whether you have reviewed my email below?

We would appreciate receiving a copy of the Greencore Infrastructure Plan as soon as possible in order to respond to the Transport Officers queries.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning

[REDACTED]



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From: Brittany Williams
Sent: 04 September 2017 16:17
To: 'Andrew Wood'

Cc: Jason Lowes

Subject: FW: Toddington Lane - Ref: LU/162/17/PL

Hello Andrew,

Hope you're well and enjoyed your break.

Further to my email of 24/08/2017 to you and the below, please could you advise if you have considered the legal opinion (copy enclosed) submitted in regards to the S.106 obligations?

Whilst writing please can you also confirm expected timescales for receiving a response from Highways Officers on the Road Safety Audit and Designer's Response Report (copy enclosed), I understand that this has been issued for re-consultation.

Please could you also provide a copy of the Greencore Infrastructure Plan as a matter of urgency? Our transport consultants are unable to respond to the Highways comments until we receive this.

Lastly, are you able to confirm whether you are awaiting any further consultation responses apart from the transport comments mentioned above?

I look forward to hearing from you shortly.

Kind regards

Brittany

Brittany Williams

BSc (Hons) MSc MRTPI

Senior Planner

Town Planning

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51 Great Marlborough Street London W1F 7JT

www.rapleys.com

From: Brittany Williams

Sent: 29 August 2017 17:14

To: 'david.easton@arun.gov.uk'

Cc: Jason Lowes; 'Andrew Wood'

Subject: Toddington Lane - Ref: LU/162/17/PL

Dear David,

Thank you for taking my phone call this afternoon.

As discussed please find enclosed the Road Safety Audit and Designer's Response Report prepared in response to the WSCC Highways comments. Please could you forward a copy of the report to the Highways Officer as agreed, for their consideration and confirm timescales for when you expect to receive their response?

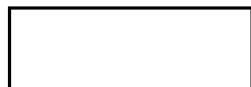
Please could you also seek a copy of the Greencore Infrastructure Plan? As our Transport Consultants are still awaiting a copy of the plan. As discussed we understand that we are required to ensure our proposed access complies with the Greencore Infrastructure Plan. We would welcome confirmation of this and clarification as to how the Greencore Infrastructure Plan is progressing.

Please also find enclosed legal opinion which we have obtained from Andrew Parkinson at Landmark Chambers in response to the Council's request to seek S.106 contributions. This was issued to Andrew on 24/08/2017 but we have not yet received a response. As discussed I note that you will review this in Andrew's absence.

I look forward to hearing from you shortly.

Kind regards
Brittany

Brittany Williams
BSc (Hons) MSc MRTPI
Senior Planner
Town Planning



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Infrastructure Contributions towards West Sussex County Council Services

NOTE - Always refer to WSCC for the latest spreadsheet

[Last Template Revision - 01.04.17]

DC ref:	LU/162/17	WSCC Code	
Address	Land North & West of Toddington Farm Cottages, Toddington Lane, Wick, Littlehampton, West Sussex, BN17 7PP		
Residential details from application	Demolition of existing building, erection of 10 residential dwellings (Use Class C3) with associated open space, landscaping, parking, and access. Departure from the Development Plan.		
Any comments			

Table below contains TOTAL housing mix. Contributions are determined by the NET dwellings increase

ADUR, ARUN, CHICHESTER, CRAWLEY AND WORTHING SITES HERE:												
Private Houses				Social Rented Houses			Other Social Houses - Shared Equity etc			Houses demolished		
Dwelling Size	Occupancy rate	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons
1 bed	1.5		0	1 bed		0	1 bed		0	1 bed		0
2 bed	1.9	2	3.8	2 bed		0	2 bed		0	2 bed		0
3 bed	2.5	2	5	3 bed		0	3 bed		0	3 bed		0
4+ bed	3.0	4	12	4 bed		0	4 bed		0	4 bed		0
Totals		8	20.8	Totals	0	0	Totals	0	0	Totals	0	0
Private Flats				Social Rented Flats			Other Social Flats - Shared Equity etc			Flats demolished		
Dwelling Size	Occupancy rate	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons	Dwelling Size	Number	Persons
1 bed	1.3		0	1 bed		0	1 bed		0	1 bed		0
2 bed	1.9	2	3.8	2 bed		0	2 bed		0	2 bed		0
3 bed	2.4		0	3 bed		0	3 bed		0	3 bed		0
4+ bed	2.8		0	4 bed		0	4 bed		0	4 bed		0
Totals		2	3.8	Totals	0	0	Totals	0	0	Totals	0	0

Worksheet completed by: ES
on: 21.6.17

page 1 of 3

HORSHAM AND MID SUSSEX SITES HERE:

Private Houses

Dwelling Size	Occupancy Rates	Number	Persons
1 bed	1.5		0
2 bed	1.9		0
3 bed	2.5		0
4+ bed	3.0		0
Totals		0	0

All Affordable Houses

Dwelling Size	Number	Persons
1 bed		0
2 bed		0
3 bed		0
4 bed		0
Totals	0	0

Houses demolished

Dwelling Size	Number	Persons
1 bed		0
2 bed		0
3 bed		0
4 bed		0
Totals	0	0

Private Flats

Dwelling Size	Occupancy Rates	Number	Persons
1 bed	1.3		0
2 bed	1.9		0
3 bed	2.4		0
4+ bed	2.8		0
Totals		0	0

All Affordable Flats

Dwelling Size	Number	Persons
1 bed		0
2 bed		0
3 bed		0
4 bed		0
Totals	0	0

Flats demolished

Dwelling Size	Number	Persons
1 bed		0
2 bed		0
3 bed		0
4 bed		0
Totals	0	0

Dwellings Proposed	10
Dwellings Demolished	0
NET Dwellings Proposed	10

WSCC SERVICES

Net Population Increase	24.6
--------------------------------	------

EDUCATION

Adjusted Population	24.6
*Child Product	0.3102

Education Locality	Littlehampton
---------------------------	---------------

Worksheet completed by: ES

on: 21/06/2017

page 2 of 3

The calculations above allow for deductions as applicable for :

EDUCATION

Adjusted Population - 1 Bed dwellings deleted as assuming no children living there

Social Rented Housing - population (excluding shared equity schemes) to be excluded as future occupants are assumed to be living locally and already service users

1 Bed dwellings - NIL child product for those not already excluded as social rented;

NB Sheltered and 55+ Age Restricted Housing - Calculations ignored - Nil child product assumed

***Child Product** - Adjusted population (taking account of above discounts) multiplied by average child product for houses of 14 children per year of age per 1000 persons and for flats of 5 children per year of age per 1000 persons

NET Population Increase - Population Increase in dwellings proposed minus population in Dwellings Demolished

Education contribution

	Year Groups	Ages	Cost Multiplier see note (i)	Child Product	Places Required	Per Year	Total
Primary	7	4 to 11	£15,666	0.3102	2.1714	4860	£34,017
Secondary	5	11 to 16	£23,604	0.3102	1.5510	7322	£36,610
6th Form see note (ii)	2	16 to 18	£25,600	0.1675	0.3350	4288	£8,576

Notes:

(i) West Sussex regionally adjusted DfE school building costs per pupil place for 2017/18, adjusted by RICS BCIS All-In TPI Index

(ii) WSCC Average progression from year 11 to 12&13 - 54% x child product

Worksheet completed by: ES
on: 21/06/2017

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