

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 05 November 2020 13:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Please upload the following email trail from the **Local Highway Authority** onto Ocella for application **LU/164/20/PO** relating to the draft deed of variation for Hampton Park.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Tim Townsend [REDACTED]
Sent: 04 November 2020 09:16
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Laura Floodgate [REDACTED] SU Local Development

Clark, Robert

Subject: RE: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Dear Michael,

The comments about how things are intended to work in practice found in Rob's email to you of 3rd November are, in principle, helpful (thank you Rob). However, the current DRAFT Agreement is not written like that. In my view, to use Rob's intended build programme in the Agreement suggests that part of the SBP works (the roundabout) needs to be split from the SBP description and added to the FLR works description in the Agreement. Therefore, it is important to ensure that this is properly reflected in any final DoV to ensure that it is binding in legal terms.

Regards,

Tim

Tim Townsend, MCiHT

Principal Planner, County Highways Team – Highways, Transport and Planning

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

Web: www.westsussex.gov.uk

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 03 November 2020 19:50
To: Tim Townsend
Cc: Laura Floodgate; SU Local Development; Clark, Robert
Subject: FW: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Tim,

I have received the following email from Rob Clark at Persimmon Homes in which he explains that the programme had to change because of Covid-19, so the order suggested by you will not work.

Could we use the amended programme in the Deed of Variation?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Clark, Robert [REDACTED]
Sent: 03 November 2020 19:34
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Hi Michael

Because of Covid the programme had to change so the order suggested by Tim (below) will not work.

This is how it is going to work in practice:

The Fitzalan Link and the A259 roundabout will be completed by May 2021; and the southern section of the Lyminster Bypass will be completed by December 2021.

The above is based on NR's possession date for the southern section of the Lyminster Bypass. The wording suggested in the latest DoV does work and is based on the latest programme.

Kind Regards

Rob

Robert Clark
Land and Planning Director
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ
[REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 03 November 2020 16:21
To: Clark, Robert [REDACTED]
Subject: FW: LU/164/20/PO – Hampton Park – DEED OF VARIATION
Importance: High

Hi Rob,

I have spoken to Tim on the phone and he has explained that the wording in the Deed of Variation needs to be amended to read:

The southern section of the Lyminster Bypass will be delivered first, then the delivery of the roundabout on the A259 will result in the completion of the northern section of the Fitzalan Link Road.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Tim Townsend [REDACTED]

Sent: 03 November 2020 12:30

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Clark, Robert [REDACTED]

Subject: RE: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Dear Michael,

Thank you for your email of 2nd November 2020 found below.

The County Council's position with the submission is that the wording of the current DRAFT S106 DoV does not provide a suitable mechanism to secure the required infrastructure in an appropriate way. Although the inclusion of 'back-stop' dates are in-principle welcomed in the text of the Agreement, the overall wording does not demonstrate how the Fitzalan Link Road can be completed in advance of the Southern By-Pass works. This is because Fitzalan requires connection to the roundabout on the A259, the latter a requirement forming part of the Southern By-Pass works.

This matter has long been known to the applicants and even with repeated requests for them to address it, we still have not received the necessary information.

If the Local Planning Authority is still minded to determine the application on the 6th November, it is in full knowledge of the comments raised above.

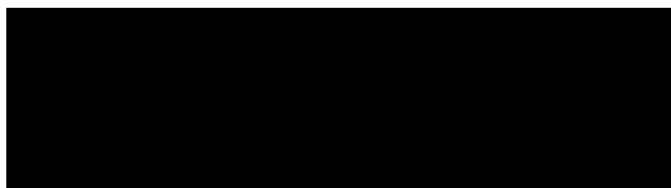
Regards,

Tim

Tim Townsend, MCILT

Principal Planner, County Highways Team – Highways, Transport and Planning

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 02 November 2020 16:06
To: Clark, Robert; Tim Townsend
Cc: Laura Floodgate; Solomon Agutu; Hicks, Adrian
Subject: RE: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Hi Rob,

Thanks for the update.

Tim – does the Local Highway Authority require the submission of any further information from Persimmon Homes for the **PO application LU/164/20/PO**. If you do not require any further information from Rob and his Team at Persimmon Homes, could you submit your final consultation response to PO application LU/164/20/PO as a matter of urgency?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Clark, Robert [REDACTED]
Sent: 02 November 2020 15:28
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Tim Townsend [REDACTED]
[REDACTED]

Subject: RE: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Hi Michael

I have sent the updated draft Deed of Variation to Laura for review and hope to hear soon.

Kind regards

Rob

Robert Clark
Land and Planning Director
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 30 October 2020 14:56

To: Clark, Robert [REDACTED] Tim Townsend [REDACTED]

Subject: RE: LU/164/20/PO – Hampton Park – DEED OF VARIATION

Dear Rob and Tim,

Further to my email of Monday 26th October 2020, it would be good if we could finalise the Deed of Variation to the Section 106 Agreement for Hampton Park by **Friday 6th November 2020**.

I understand that wording throughout the Section 106 Agreement needs to be amended to enable the occupation triggers to be increased from the 350th to the 450th dwelling for the completion of the highway works; and that these changes in the wording of the S106 Agreement will be picked up in the Deed of Variation.

Tim – does the Local Highway Authority require the submission of any further information from Persimmon Homes for the **PO application LU/164/20/PO**. If you do not require any further information from Rob and his Team at Persimmon Homes, could you submit your final consultation response to PO application LU/164/20/PO as a matter of urgency?

Once the Deed of Variation has been signed and issued, the Local Planning Authority will determine the **PO application LU/164/20/PO** and issue the Decision Notice.

I look forward to receiving your replies.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)

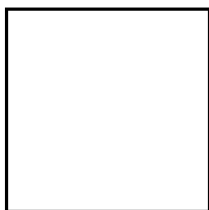
<http://www.arun.gov.uk>

DX 57406 Littlehampton

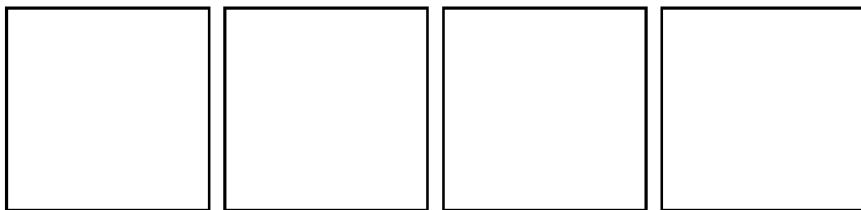
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

We are proud to be an official partner of Team GB.



Persimmon Homes is proud to support local communities. Every year our Community Champions scheme donates £750,000 to local groups and our Building Futures scheme supports young people with donations of over £1 million. [Find out more...](#)



Disclaimer

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message.

Our privacy policies for our customers, employees and job applicants are available at <https://www.persimmonhomes.com/corporate/corporate-responsibility/policies>

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast Ltd, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do

not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

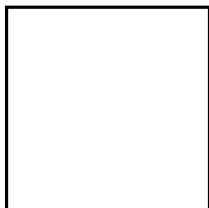
<http://www.arun.gov.uk>

DX 57406 Littlehampton

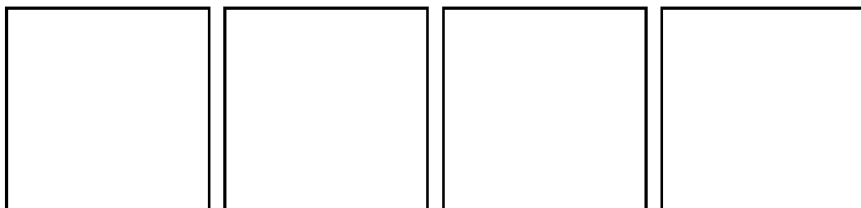
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

We are proud to be an official partner of Team GB.



Persimmon Homes is proud to support local communities. Every year our Community Champions scheme donates £750,000 to local groups and our Building Futures scheme supports young people with donations of over £1 million. [Find out more...](#)



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
