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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 26 February 2021 17:48

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: P/97/20/PL Land N of Summer Lane Pagham - 36 dwellings (net increase of 15 over current consent P/70/19/RES)

Consultation Response – ADC Landscape Officer

From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Sent: 24 February 2021 16:12

To: Sadie Tooley <Sadie.Tooley@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Robin Wickham <Robin.Wickham@arun.gov.uk>; Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>

Subject: RE: P/97/20/PL Land N of Summer Lane Pagham - 36 dwellings (net increase of 15 over current consent P/70/19/RES)

Hi Simon

Just to confirm I have updated the attached to remove the highlighted queries. Joe is happy with the allocation to the neighbouring development.

Regards

Rachel

Rachel Alderson

Principal Landscape and Project Officer
Greenspace & Emergency Planning

T: 01903 737946

E: rachel.alderson@arun.gov.uk

Arun District Council, Bognor Regis Town Hall, Clarence Rd, Bognor Regis, West Sussex, PO21 1LD
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 19 February 2021 10:16

To: Rachel Alderson <Rachel.Alderson@arun.gov.uk>; Sadie Tooley <Sadie.Tooley@arun.gov.uk>

Subject: RE: P/97/20/PL Land N of Summer Lane Pagham - 36 dwellings (net increase of 15 over current consent P/70/19/RES)

Rachel, Sadie

I need the figures and the sites/projects so yes please to your normal response.

Simon J Davis MRTPI

Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Sent: 18 February 2021 19:07

To: Simon Davis <Simon.Davis@arun.gov.uk>; Sadie Tooley <Sadie.Tooley@arun.gov.uk>

Subject: RE: P/97/20/PL Land N of Summer Lane Pagham - 36 dwellings (net increase of 15 over current consent P/70/19/RES)

Hi Simon

Please can I just check...

Do you need sites identified or have these been identified previously?

Do you want the information presented as I usually do (i.e. with reference to CIL) or just as a table of figures?

I had hoped to send it all through today but our internet was out for several hours.

Regards

Rachel

Rachel Alderson

Principal Landscape and Project Officer
Greenspace & Emergency Planning

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 05 February 2021 12:09

To: Rachel Alderson <Rachel.Alderson@arun.gov.uk>; Sadie Tooley <Sadie.Tooley@arun.gov.uk>

Subject: P/97/20/PL Land N of Summer Lane Pagham - 36 dwellings (net increase of 15 over current consent P/70/19/RES)

Dear both,

I'm sorry but I have just realised as I'm writing the Committee report up that this application was wrongly advertised as being CIL liable. In fact the site sits in Zone 4 which is zero rated for 11 or more dwellings. As such, we can actually seek off-site contributions for leisure/POS/Play for inclusion in a S.106. Note that there is no space within the site for on-site provision in addition to that already approved by P/70/19/RES.

Can I therefore trouble you both for your advice on necessary contributions to offsite POS, PLAY, sports pitches, built leisure.

I am not expecting you to respond in time for me to confirm amounts in my Ctte report which is due to be finished by mid next week so I will be looking to include the contributions in a report update before the DC Meeting on 03/03/21. However, I also need the amounts to pass on to Legal for the 106.

Can you provide two sets of contributions, (1) in respect of the full amount of new dwellings (36) and (2) in respect of the net gain in dwellings above the existing permission (i.e. extra 15). It has not been confirmed yet whether we will seek a s106 just for the extra 15 or a s106 for the full 36 and then a DoV to the original s106 to reduce the contributions that have already been secured.

Thanks

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737674

E: simon.davis@arun.gov.uk



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P/97/20/PL – Land North of Summer Lane, Pagham PO21 4NG

Residential development of 36 dwellings

Regulation 122 tests

The development is zero rated for CIL because it is a development of more than 11 dwellings within Zone 4. There is insufficient space within the development to provide on-site provision for open space and play facilities, therefore off-site S106 contributions are sought to mitigate for the additional demand created. Playing pitch contributions are also sought to enhance local facilities for the increase in population.

Contributions are necessary in planning terms due to the additional demand generated by the population increase. Residents of the development are likely to use local public open space and its facilities and participate in a range of sports which cannot be accommodated within the development.

The sites identified for contributions are close to the development site and most likely to experience increased demand. They are therefore directly related to the development.

The scale of the development has been taken into account and the type of contributions required through the use of the Council's SPD calculator and Sport England Playing Pitch calculator.

Open space and play provision – S106 contributions

The S106 off-site contributions identified for open space and play area provision should be allocated as follows:

£70,963 towards open space improvements at Land South of Summer Lane, Pagham and £62,291 towards play equipment at Land South of Summer Lane, Pagham.

Playing pitch provision – S106 contributions

The Sport England Playing Pitch Calculator together with the District Council's Playing Pitch Strategy has identified the following off-site contributions:

£3,892 for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis plus £16,380 (20 years total maintenance cost), and also £10,620 for improvements to ancillary facilities at the same site.

£1,195 for improvements to the grass playing surface of the rugby pitches at Hawthorn Recreation Ground plus £5,120 (20 years total maintenance cost), and also £2,945 for improvements to ancillary facilities at the same site.

£2,878 for improvements to the grass playing surface of the cricket pitches at Queensfield, West Meads, Bognor Regis plus £11,620 (20 years total maintenance cost), and also £3,360 for improvements to ancillary facilities at the same site.

£2,980 towards surfacing 3G pitches at the West Bersted strategic development plus £2,080 (20 years total maintenance cost), and £1,033 for ancillary facilities at the same site.

P/97/20/PL – Land North of Summer Lane, Pagham PO21 4NG

Residential development: net gain of 15 dwellings

Regulation 122 tests

The development is zero rated for CIL because it is a development of more than 11 dwellings within Zone 4. There is insufficient space within the development to provide on-site provision for open space and play facilities, therefore off-site S106 contributions are sought to mitigate for the additional demand created. Playing pitch contributions are also sought to enhance local facilities for the increase in population.

Contributions are necessary in planning terms due to the additional demand generated by the population increase. Residents of the development are likely to use local public open space and its facilities and participate in a range of sports which cannot be accommodated within the development.

The sites identified for contributions are close to the development site and most likely to experience increased demand. They are therefore directly related to the development.

The scale of the development has been taken into account and the type of contributions required through the use of the Council's SPD calculator and Sport England Playing Pitch calculator.

Open space and play provision – S106 contributions

The S106 off-site contributions identified for open space and play area provision should be allocated as follows:

£29,568 towards open space improvements at Land South of Summer Lane, Pagham and £25,955 towards play equipment at Land South of Summer Lane, Pagham.

Playing pitch provision – S106 contributions

The Sport England Playing Pitch Calculator together with the District Council's Playing Pitch Strategy has identified the following off-site contributions:

£1,625 for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis plus £6,840 (20 years total maintenance cost), and also £4,436 for improvements to ancillary facilities at the same site.

£499 for improvements to the grass playing surface of the rugby pitches at Hawthorn Recreation Ground plus £2,140 (20 years total maintenance cost), and also £1,230 for improvements to ancillary facilities at the same site.

£1,202 for improvements to the grass playing surface of the cricket pitches at Queensfield, West Meads, Bognor Regis plus £4,860 (20 years total maintenance cost), and also £1,406 for improvements to ancillary facilities at the same site.

£1,245 towards surfacing 3G pitches at the West Bersted strategic development plus £860 (20 years total maintenance cost), and £432 for ancillary facilities at the same site.