

From: Simon Davis
Sent: 31 August 2017 11:14
To: Planning.Responses
Subject: FW: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Further WSCC Comments. Copy pls.

Kind Regards

Simon J.Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From: Stephen Gee [REDACTED]
Sent: 25 August 2017 10:15
To: Simon Davis
Subject: RE: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Simon,

The level of contribution has been calculated as £110,530* to be put towards the implementation of a cycling improvements between Barnham and Littlehampton (scheme ID 82). Whilst Arun hasn't adopted TAD the methodology has been developed to comply with CIL tests.

This would provide a valuable link from the development site via Yapton Road to Barnham station and Main Road, Burndell Road and Yapton Road towards Littlehampton and facilitate sustainable transport.

The contribution is requested in line with the Yapton Neighbourhood Plan, Emerging Arun Local Plan and the NPPF.

*This has been calculated using the pro rata rate for the adjoining application Y/93/14 in which a £60,000 was sought for 38 homes giving a total of £1579 per dwelling.

Regards

Stephen

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 22 August 2017 17:24

To: Stephen Gee

Subject: FW: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Hi Stephen,

I see that you were copied in. Can you respond to me re their comment on the cycle improvements.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Chris Barker [REDACTED]

Sent: 22 August 2017 15:28

To: Simon Davis

Cc: [REDACTED]

Subject: RE: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Simon

Following on from your email and our subsequent telephone conversation I can confirm that we would agreeable to the WSCC contributions as set out on 24 July, subject to confirmation from WSCC that they meet the relevant tests of The CIL Regulations 2010.

We would also positively review the requirements for contributions towards 'cycling improvements between Barnham and Littlehampton', however until WSCC provide the details of such works and indeed the level of contribution sought we cannot comment further.

We would also be happy to review potential pedestrian access provision through the site to the adjoining land through the Reserved Matters submissions, subject to any legal issues that may result.

I hope that we can move these matters forward, so you can instruct your legal team to commence drafting of the S.106 Agreement as discussed.

Any queries please contact me.

Kind Regards

Chris Barker MATP MRTPI

Managing Director

ECE Planning

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Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 22 August 2017 14:42
To: Chris Barker [REDACTED]
Subject: FW: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Chris,

Please see below.

Kind Regards

From: Simon Davis
Sent: 22 August 2017 14:41
To: Sam Sykes [REDACTED]
Subject: FW: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Dear Sam,

Please see attached comments from WSCC Highways & Strategic Development.

You will see that Highways request a contribution towards the provision of cycling improvements between Barnham and Littlehampton (scheme ID 82). I understand that your submitted TS (section 8.18) acknowledges that such a contribution is likely.

WSCC haven't specified an amount as apparently you are still to reply to the rights of way officer at WSCC (Jonathan Perks) and that any RoW improvements here could be taken of the amount, WSCC would ask for (whilst not directly applied using TAD as a starting point for the calculation).

Please advise whether you will contribute to the cycle improvements and also how much the contribution will be. Please also advise whether you agree to the other education/library/fire contributions.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Stephen Gee [REDACTED]
Sent: 22 August 2017 11:54
To: Planning.Responses; Simon Davis; Simon Davis
Subject: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Simon,
Please find attached comments on planning application ref Y/44/17/OUT.

Regards

Stephen

Stephen Gee|Consultant (Senior Planner) County Highways (Development Management),
Planning Services, West Sussex County Council | Location: Ground Floor, Northleigh, County
Hall, Chichester, PO19 1RH | [REDACTED]

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