

[REDACTED]

From: Sam Sykes [REDACTED]
Sent: 05 October 2017 09:58
To: Sue Howell; Simon Davis
Subject: RE: P1401 Stakers Farm - Yapton S106

Dear Sue and Simon,

We can agree to the principle of the LEAP and LAP as below – although the s106 would have to specify that details and location of these would be submitted at a later stage.

Please can you confirm what the contribution for an offsite MUGA would be and the details of the proposed MUGA (where and what) to ensure the s106 is CIL regs compliant.

Regarding the fence – please can this be conditioned? I would expect a low level timber fence or similar appropriate.

Simon, I really need an update of where you are with any other requirements and a timeline for committee. Please can you come back to me today so that I can let our client know?

Kind Regards

Sam Sykes BA(Hons) MSc IP
Senior Planner

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Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

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From: Sue Howell [REDACTED]
Sent: 03 October 2017 16:43
To: Sam Sykes; Simon Davis
Subject: RE: P1401 Stakers Farm - Yapton S106

Hi Sam

Please find below my response to the questions you ask in red, I assume that these answer the queries you may have.

Any queries please do not hesitate to contact me/copy Simon.

Kind regards

Sue

From: Sam Sykes [REDACTED]
Sent: 28 September 2017 09:25
To: Simon Davis; Sue Howell
Subject: P1401 Stakers Farm - Yapton S106

Dear Sue and Simon,

Sue, we have been asked to agree Open Space requirements for the s106 on the Stakers Farm application in Yapton (ref: Y44/17).

Please refer to attached correspondence. I tried to call yesterday and left a message for you. Please could you confirm the requirements with regards to LEAPs, LAPs and MUGAs 1no equipped LEAP would be required to be provided within the POS, 1no non-equipped LAP to be provided and whilst non-equipped would be required to have an element of natural play ie mounds/boulders. as this was unclear in your email attached? Please could you clarify where the requirement for a MUGA or contribution towards a MUGA has come from? The MUGA contribution has been triggered from 'Guidance for Outdoor Sport and Play -- Beyond the Six Acre Standard FIT standards which work in conjunction with our Open Space and Recreation Standards SPG October 2000. Here the number of dwellings proposed triggers the requirement for contribution to offsite MUGA where not required or provided on site.

Regarding the remaining matters in your email, we assume most of these items would be dealt with at Reserved Matters stage or would be conditioned as part of the planning application. We have the following comments in relation to your email: Yes agreed that Reserved or Conditioned will suffice for most items.

- We consider a fence and gate to the open space somewhat restrictive and would question whether this would provide for an accessible and attractive open space – please can you confirm what you would The reference here is to protect the open space from unwanted vehicular access i.e traveller access and generally applies to larger areas of Open Space which may be desirable for such misuse.
- Please could you confirm where the requirement for ecological / historical boards has come from. As set out within our submission the site itself has no particular historic or ecological significance. Accepted as not required here We would question whether this is necessary to make the development acceptable in planning terms and this is something you may wish to discuss with Simon in more detail.

Simon, I have been chased by our client yesterday as to progress. Please can you provide me with a timeframe and date for committee as well as any further requests you have for information. With regards to the outstanding question on the cycle provision contribution, is this the only highway contribution and was this also agreed at the Bonhams Field site?

I look forward to hearing from you both on this matter.

Kind Regards

Sam Sykes BA(Hons) MSc IP
Senior Planner

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 26 September 2017 17:12
To: Sam Sykes
Subject: RE: P1401 Stakers Farm - Yapton

Dear Sam,

I have not yet instructed Legal. Looking at back at my file, I see that I wrote to you on 31/08/17 enclosing our POS comments and also more details on the TAD for cycling improvements. I don't appear to have had a response to this email.

I cannot really instruct Legal if all of the contributions have not yet been finalised/agreed. Further, although I accept that layout is a reserved matter, we can only do 106 at the outline stage so we do need details of POS/Play (as per attached comments) at this time.

Kind Regards

From: Sam Sykes [REDACTED]
Sent: 18 September 2017 17:38
To: Simon Davis
Subject: P1401 Stakers Farm - Yapton

Hi Simon,

I understand you have spoken with my colleague Chris Barker about the s106 for the Stakers Farm site a few weeks ago.

Please can you confirm that you have instructed your legal team on this and provide contact details?

I would also appreciate your views on the heads of terms for what you consider necessary to make the application acceptable in planning terms.

Perhaps we could discuss this tomorrow if you are free – I'd like to get a view on timeframes also.

I look forward to hearing from you.

Kind Regards

Sam Sykes BA(Hons) MSc IP
Senior Planner

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