



From: Sam Sykes [REDACTED]
Sent: 21 December 2017 11:59
To: Simon Davis
Cc: Daniel Vick
Subject: P1401 FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

Hi Simon,

We appreciate the need for junction improvements and the trigger suggested (occupation of 50th dwelling) has previously been accepted. We agree with HE that this could be dealt with by way of condition rather than inclusion within the S106. Our preference has always been that a contribution toward the improvement would be made on the basis of modelled impact / use of that junction rather than an occupation trigger. In this way all developers would contribute towards the improvement and this would be on a proportional basis as a reasonable approach to dealing with the junction improvement.

However, in the interests of speeding up the determination of the application we have accepted the trigger of occupation of the 50th dwelling with the following exception - *unless agreed in writing with the local planning authority*.

We cannot however accept the suggested contribution towards the junction improvement. Our reading of the HE email is that developers at Tye Lane have agreed to pay £180,000. The CIL Regulations 2010 set out the tests for planning obligations in that these should be b) directly related to the development and c) fairly and reasonably related in scale and kind to the development.

Any contribution should therefore be based on the impact upon the junction that the development would have and we haven't seen any financial calculation for the junction improvement on the basis of the vehicle movements agreed with HE. On the basis that Tye Lane would contribute £180,000 for 175 new units, the impact of 70 units at Stakers Farm would clearly be significantly less and we would therefore expect a lower contribution.

I trust this is clear yet should you wish to discuss further please contact me.

Kind Regards

Sam Sykes MRTPI

Senior Planner

ECE Planning

Wishing you, your family & friends a very Merry Christmas and a Happy & Prosperous New Year.

Our offices will be closed from 1pm on Friday 22nd December until Tuesday 02 January. The office will also be closed on Thursday 04 January for our annual staff meeting. As previous years we are not sending cards but instead will continue to support The Chestnut Tree, a children's hospice in Sussex.



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

Privacy/Confidentiality Statement

www.eceplanning.com

ECE Planning Limited, Registered in England No 07644893, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 20 December 2017 17:20

To: Sam Sykes

Cc: Daniel Vick

Subject: RE: P1401 FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

Dear Sam,

Please see latest Highways England advice. We will set the trigger as the 50th dwelling not 88th as they advise (as 88th includes the 38 dwellings subject of Y/93/14/OUT next door).

I appreciate this is not what you are seeking but I consider HE's reasoning for this to be sound and is consistent with the approach taken in respect of Tye Lane, Walberton.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Sam Sykes

Sent: 20 December 2017 16:17

To: Simon Davis

Subject: P1401 FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

Hi Simon,

We would consider that this would be best dealt with via a S278 secured either by condition or s106. It would be too early to detail financial contributions in the S106 in our view.

Kind Regards

Sam Sykes MRTPI
Senior Planner

ECE Planning

Wishing you, your family & friends a very Merry Christmas and a Happy & Prosperous New Year.

Our offices will be closed from 1pm on Friday 22nd December until Tuesday 02 January. The office will also be closed on Thursday 04 January for our annual staff meeting. As previous years we are not sending cards but instead will continue to support The Chestnut Tree, a children's hospice in Sussex.



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

Privacy/Confidentiality Statement

www.eceplanning.com

ECE Planning Limited, Registered in England No 07644883, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 20 December 2017 10:58

To: Sam Sykes

Subject: FW: FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

Dear Sam,

This has just been received. It's too late to go in the Ctte report so will be a subject of a report update. However, please note however that I am writing back to HE to state this that this should go into a S106 rather than be a condition as per the agreed S106 for the proposed Tye Lane Walberton decision and I have asked them for details of a financial contribution.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Franklin, Richard

Sent: 20 December 2017 09:24

To: Planning.Responses; Simon Davis

Subject: FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

For the attention of: Simon Davis

Application No: Y/44/17/OUT

Site: Land at Stakers Farm, North End Road, Yapton, BN18 0DU.

Proposal: Outline Planning Application for 70No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)). This application is a Departure from the Development plan.

Highways England reference: 78400

Dear Mr Davis,

Thank you for your consultation of 10 July 2017 regarding the above application and for your kind assistance during the period of Highways England's deliberations on this application.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27.

Having examined the above application, we are satisfied that the development proposals can be achieved, subject to certain necessary conditions following discussions with the applicant, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal conditional response for your attention.

Should you have any questions regarding this response, please contact me.

Regards,

Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4

Richard Franklin

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

Web: www.highwaysengland.co.uk

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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.

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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.
