

From: Simon Davis
Sent: 15 August 2018 16:59
To: 'Ellie White'
Subject: RE: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

Ellie,

Thanks. I have forwarded to WSCC for their comment.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ellie White [REDACTED]
Sent: 15 August 2018 15:38
To: Simon Davis
Cc: Alastair Dineen [REDACTED]
Subject: RE: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

Hi Simon,

Thank you for forwarding over the response.

I have spoken with the applicant and we would like to query the request for education contributions.

The application is for 10 dwellings and an increase of less than 1000sqm of C3 floorspace.

National Planning Policy Guidance (NPPG) Paragraph: 031 Reference ID: 23b-031-20161116 notes that tariff style planning obligations should not be sought from small scale development; *'contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area)'*.

If WSCC are going down the specific contribution route then please can we be provided with further information in relation to NPPG Paragraph: 014 Reference ID: 23b-014-20160519. We would question whether the contributions meet the three tests as set out in the CIL Regulations 2010 and NPPF. We would also query the fact that obligations should not be sought to contribute to pooled funding pots intended to fund the provision of general infrastructure; we do not believe that this is site specific infrastructure that is needed to make an application of 10 units acceptable in planning terms.

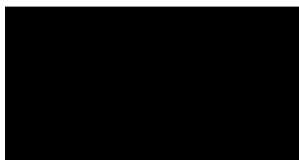
I look forward to hearing from you.

With Kind Regards,
Ellie

Ellie White MRTPI CIHCM
Planning Director



The McLaren Clark Consultancy
4 Park Farm, Chichester Road, Arundel, West Sussex BN18 0AG



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From: Simon Davis <[REDACTED]>
Sent: 15 August 2018 12:07
To: Ellie White [REDACTED]
Subject: FW: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

Dear Ellie,

Please see attached advice from WSCC re infrastructure contributions. Can you advise whether these will be agreeable in principle to your client?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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From: Alison Meeus [REDACTED]
Sent: 15 August 2018 11:31
To: Simon Davis
Cc: Jacky Pendleton
Subject: FW: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

Dear Simon – please find attached the S106 response from WSCC for the above development, apologies for the delay. Kind rgds Alison