

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 14 October 2020 11:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Cinders Nursery Section 106 Y/5/17/OUT and Y/4/19/RES

Affordable Housing comments on change to phasing of affordable housing

Upload to both refs Y/5/17/OUT and Y/4/19/RES.

From: Arjan De Jong <Arjan.Delong@arun.gov.uk>
Sent: 14 October 2020 10:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Satnam Kaur <Satnam.Kaur@arun.gov.uk>; Mark Coates <Mark.Coates@arun.gov.uk>
Subject: RE: Cinders Nursery Section 106

Hi Simon,

Yes I agree with Mark's assessment.

Arjan

Arjan de Jong
Interim Housing Strategy & Enabling Manager

T: 01903 737714
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 14 October 2020 10:48
To: Arjan De Jong <Arjan.DeJong@arun.gov.uk>
Cc: Satnam Kaur <Satnam.Kaur@arun.gov.uk>; Mark Coates <Mark.Coates@arun.gov.uk>
Subject: RE: Cinders Nursery Section 106

Arjan,

Do you agree?

I will have to check with my Team Leader but I can't see why we wouldn't agree if you are happy to wait longer for the affordable units..

From: Mark Coates <Mark.Coates@arun.gov.uk>
Sent: 14 October 2020 10:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Arjan De Jong <Arjan.DeJong@arun.gov.uk>; Satnam Kaur <Satnam.Kaur@arun.gov.uk>; Kevin Wawman
[REDACTED]
Subject: Fwd: Cinders Nursery Section 106

Hi Simon

I think what Kevin is saying below makes sense from a practical perspective and can confirm that I don't have a problem with it .

Regards

Mark Coates

From: Kevin Wawman [REDACTED]
Sent: Wednesday, October 14, 2020 10:11 am
To: Simon Davis
Cc: Ben Loosemore; John Curry; Mark Coates; Arjan De Jong; Paul Spratt; Rosalind Bentley
Subject: Cinders Nursery Section 106

Dear Simon

We are at last at a point in time where we have agreed the Section 106 variation and likewise agreed the sale of the rented units to ADC. Both of which we are about to sign which is great news for both us and Arun.

You will remember my original concerns over the trigger point for building the 14 affordable units, so that the first occupation of more than 75% of the private units can't occur, until all of the Affordable Housing Dwellings have been complete and ready for occupation.

My concerns were, and are only, due to the necessary site sequencing concerning access and for the safety of residents.

We cannot have pedestrians (and young children especially) walking in front of heavy groundworks on their way to school. This could occur if we delivered the ADC units out of sequence, given the circular road structure.

The 106 now provides a clause to say in brackets, ***'or such other percentage as may be agreed in writing by the Council acting reasonably'***.

We accepted that the 106 could not be worded any other way, given it could set the benchmark for other Planning Applications and for applicants without such constraint, but chose to delay delivery of affordable units for any other reason they chose.

As you know, we have the single point of access and build sequencing (for the reasons of the heavy groundworks) travels in a clockwise direction, starting from plot 47 in order to keep safe the occupiers of newly built properties, as per our approved, construction management plan.

I would be ever so grateful if an acknowledgement to this effect can be recorded and it be known that it is not a deliberate attempt to delay occupancy or do anything but to act in the best interests of site safety.

In reality, we are likely to be close to this percentage, I'm sure, but a degree of understanding which will be closely monitored by the Arun Team following our Build Agreement for Arun of the units they are acquiring will I hope give every possible reassurance of our willingness to be transparent about our approach.

My sincere thanks for your understanding.

Kind regards

Kevin Wawman
Managing Director



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