

Application Correspondence

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

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From: Simon Davis
Sent: 22 November 2017 10:28
To: 'matt.allsopp'
Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Matt,

I note Patrick's email to Andrew Wood of 16/05/17 states that: "Regarding the play provision, we will provide a LAP on site and the S106 agreement can include an either/or scenario whereby the LEAP can either be a) provided on site with a sum for maintenance; or b) a contribution made for off-site provision based on your SPG. We are not proposing any MUGA provision as this is not reflected in your SPG (in fact we are just over the 50 unit threshold for a LEAP) and we are also providing allotments on site in accordance with the Yapton Neighbourhood Plan allocation. We feel that in combination a LAP, a LEAP and allotments is a reasonable package for 51 units. Can you please review and confirm whether you are happy with this approach."

Our Greenspace officer advice was back in March and stated

"With the number of dwellings on this proposal being up to 51no this would trigger the need for onsite play provision/offsite play provision contribution and Muga contribution as well as landscaped open space areas. In this instance it could be considered that the proposed developments proximity to existing allotment provision and existing local area play, then onsite Public Open Space allocation with contribution towards offsite play provision would be preferable. The detailing of this to be approved by the LPA. Detail of maintenance provision to be provided and commuted sum payments required towards the maintenance of open spaces where these are provided on site and if taken on by the LA. Section 106 monies in addition for infrastructure to be concluded."

There is then further correspondence on the paper file (not online) from our Landscape officer to Andrew Wood (see attached) stating a preference for on-site POS and off-site play contributions.

Is this your understanding?

The draft S.106 that I have seen (dated from August) references on-site POS but does not include any provisions re off-site play.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |



From:
Simon
Davis

Sent: 22 November 2017 09:46

To: [REDACTED]

Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Matt,

Our Instruction to legal re the S.106 was for on-site Public Open Space to be transferred to the Council with a yearly maintenance contribution thereafter. I am not clear about actual children's play space and will seek clarification from our Landscape officer.

Kind Regards

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From: [REDACTED]

Sent: 21 November 2017 16:38

To: Simon Davis

Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Simon,

I have been trawling through the old emails and have found the two attached, which seem to confirm the agreement about on site open space provision.

Hopefully it is already included in the S106.

Kind regards,

Matt Allsopp
Principal Planner

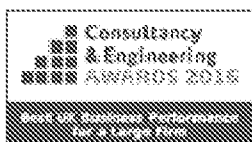
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From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]

Sent: 17 November 2017 11:32

To: [REDACTED]

Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Hi Matt,

No I haven't seen one yet. I will be chasing our solicitor later today.

Kind Regards

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From: [REDACTED]

Sent: 17 November 2017 11:22

To: Simon Davis

Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Simon,

Yes, that sounds fine to me.

Thanks for covering this. Have you seen a copy of the S.106 yet?

Kind regards,

Matt Allsopp
Principal Planner

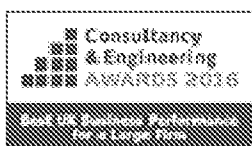
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From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: 17 November 2017 11:17
To: [REDACTED]
Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Dear Matt,

I note that the application expiry date on this application was in March and that no extension has yet been agreed. Our solicitor is still working on the S.106 and I will be doing my weekly chase later today. However, I would be grateful, mindful that this has passed 6 months, if we can agree an Extension of Time on this until 18 December 2017 which should allow plenty of time to enable the S.106 to complete and my report to be finished. Please indicate your agreement.

Kind Regards

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From: [REDACTED]
Sent: 25 October 2017 15:25
To: Simon Davis
Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Simon,

Thanks for your email. I will call you tomorrow for a catch up.

Thanks.

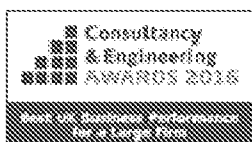
Matt Allsopp
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From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: 24 October 2017 18:06
To: [REDACTED]
Subject: RE: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Dear Matt,

I had to turn the phone off today to concentrate on the write-up of a Committee major application. Unfortunately, I am not in the office tomorrow but I should be free on Thursday if you do want to call.

Our solicitor is away from the office between 20/10 and 31/10. I understand that he is making progress with the 106. However, I have had to add to the 106 as it seems the final WSCC Highways advice (23/08/17) concerning a TAD contribution and TRO did not make it into our initial s.106 instruction form and so this will now need to be added.

Kind Regards

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From: [REDACTED]
Sent: 24 October 2017 12:10
To: Simon Davis
Subject: Cinders Lane, Yapton - Reference: Y/5/17/OUT

Simon,

My colleague Patrick Barry, who was working on this application, has recently left WYG. I had been working alongside him through most of the application process and have taken over from him now he has left.

I called you for a catch up but it seems you are unavailable. It would be useful to touch base on where the S.106 is at and the project in general.

Please feel free to give me a call on either of the numbers below.

Kind regards,

Matt Allsopp
Principal Planner

WYG

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