

[REDACTED]

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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]

**Sent:** 02 April 2019 08:50

**To:** Anita Gardner

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Hi Anita.

No – The Coppice surgery is “the business”

The Business “Coppice GP Practice” runs from 2 sites

- \* Angmering
- \* Rustington

The aim is to add / improve estate in Angmering to cater for the housing in Angmering

But, to also put in slightly more central services for the area (East Arun) where scale is key (ie where Angmering / Littlehampton patients will go for specific treatment/care because a quality service requires minimum numbers)..

Does that help?

Simon

Simon Clavell-Bate

Head of Estates

Coastal West Sussex (CWS)

Clinical Commissioning Group (CCG)

[REDACTED]

**From:** Anita Gardner <Anita.Gardner@arun.gov.uk>

**Sent:** 01 April 2019 15:47

**To:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Hi Simon,

Just to clarify do you mean The Coppice Surgery, Station Road, Rustington ?

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]

**Sent:** 01 April 2019 11:22

**To:** Anita Gardner

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Good morning Anita.

I've worked with David Innes, Michael Eastham, Claire Potts, Ros Bentley etc on this – and what was agreed with Arun DC was that where strategic and other windfall housing areas are badged into smaller land parcels, then any project would be parcelled in the same manner.

Thus, as per the submission in October, the contributions would be for The Coppice Surgery – for the Planned Care element of this project development.

Residents will also utilise the services from the Civic Centre development adjacent to the District Council

Thank you for chasing this and helping Anita.

Really appreciated.

Simon

Simon Clavell-Bate

Head of Estates

Coastal West Sussex (CWS)

Clinical Commissioning Group (CCG)

**From:** Anita Gardner <Anita.Gardner@arun.gov.uk>

**Sent:** 01 April 2019 10:27

**To:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Thanks Simon,

Please can you let me know of a specific project the money would be put towards at the Coppice site and whether it is the Rustington Coppice surgery or Angmering Medical Centre where the money would be spent. I need to ensure that no more than 5 contributions are made towards specific schemes or we can't request provision of monies.

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]

**Sent:** 01 April 2019 08:53

**To:** Anita Gardner

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Good morning Anita.

We would prefer commencement of development, but 50% occupancy would be acceptable.

Kind Regards,

Simon

Simon Clavell-Bate

Head of Estates

Coastal West Sussex (CWS)

Clinical Commissioning Group (CCG)

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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 29 March 2019 16:19

**To:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]

**Subject:** FW: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Dear Simon,

Can you advise what the trigger point for contributions would be. Would it be commencement of development or occupation of units?

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Anita Gardner

**Sent:** 29 March 2019 12:38

**To:** 'CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG)'

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Thanks Simon

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]

**Sent:** 29 March 2019 10:52

**To:** Anita Gardner

**Subject:** FW: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Hello Anita.

I did reply last week and included the attached submission made last October.

I do understand the feedback – that £33k contribution is only feasible for the project.

If you are confident that that is a fair value for a health element (as you will have sight of all factors), I will accept as a one off exception – but I'd just like to have the rationale for this reduction in contribution.

In other words, something along the lines of "the build, health, roads etc costs equate to £x and this matches the net position with regard to project affordability / profit". It feels like this is a one off build from a specific developer and not linked to major housing builds where a CIL/S.106 rationale applies (proportionate contributions)

I'm on leave today, but back at the desk on Monday.

Kind Regards

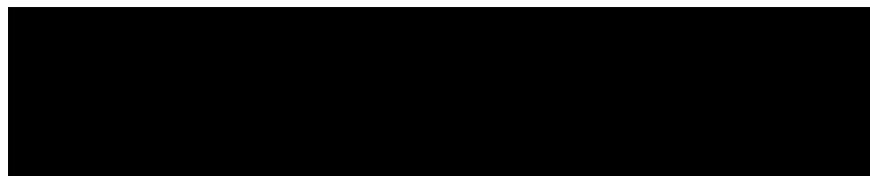
Simon

Simon Clavell-Bate

Head of Estates

Coastal West Sussex (CWS)

Clinical Commissioning Group (CCG)



[REDACTED]

29<sup>th</sup> March

Dear Simon,

I am chasing for a response to my earlier e-mail.

Please can you advise if the level of contributions of £33,028 will be acceptable? It has been independently verified that this beyond this level contributions cannot viably be made. I would also appreciate confirmation of a specific pooling project for contributions

Regards

Anita Gardner

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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG)

**Sent:** 22 March 2019 09:10

**To:** 'Anita Gardner' <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Cc:** 'Rosalind Bentley' <[Rosalind.Bentley@arun.gov.uk](mailto:Rosalind.Bentley@arun.gov.uk)>

**Subject:** FW: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Anita,

I've just sent the file over and found that we had discussed this after the initial submission and this was the revised template -- with a note on Care Homes.

Apologies -- I didn't realise I had submitted a revision when I checked this am

Please delete prior email and have this instead.

\*\* I've updated my s,106 log now too, as I only had the early Oct submission noted

Kind Regards

Simon

Simon Clavell-Bate

Head of Estates

Coastal West Sussex (CWS)

Clinical Commissioning Group (CCG)

[REDACTED]

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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG)

**Sent:** 25 October 2018 12:16

**To:** Emma Patchell [REDACTED]

**Cc:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Emma,

I've included the "care home" rationale -- which is with regard to the resident 'need' for health services, as per our telephone call.

Apologies I didn't include this initially, it was purely a transposition miss.

Please do not hesitate to follow up as and when needed.

Kind Regards,

Simon

**Simon Clavell-Bate**

Head of Finance  
[REDACTED]

**NHS Coastal West Sussex Clinical Commissioning Group**  
1 The Causeway, Goring-by-Sea, Worthing, West Sussex BN12 6BT  
[REDACTED]

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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG)

**Sent:** 23 October 2018 09:22

**To:** 'Emma Patchell'

**Cc:** Anna Gillings; Sam Rous; Anita Gardner

**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Good morning Emma,

Apologies this was not clear on the response – and I will add a comment on the tariff form.

For Care Homes, the needs of the occupants care wise is quite different to a 'house'. By definition, they are in a care home and will have a greater health need and access to health services.

As such, the 'single occupancy' tariff is adjusted and a "Care Home" factor is included.

This has been discussed with Arun Council at the start of the Tariff working and I have had very positive discussions with developers on this – all of these resulting in the recognition of the impact of this cohort of residents.

We (CCG) did consider a revised calculation (as there is evidence of a much higher proportion of clinical need for the elderly / care home residents), but we settled on the formula presented.

I completely agree this was not specifically noted in this submission – and I will re-add the care home narrative that has been used prior.

I hope this explains – but do not hesitate to email or phone. I am not always at my desk, but I try and respond timely to emails.

Kind Regards,

Simon

**Simon Clavell-Bate**

Head of Finance  
[REDACTED]

**NHS Coastal West Sussex Clinical Commissioning Group**  
1 The Causeway, Goring-by-Sea, Worthing, West Sussex BN12 6BT  
[REDACTED]  
[REDACTED]

**From:** Emma Patchell [REDACTED]  
**Sent:** 22 October 2018 18:11  
**To:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG)  
**Cc:** Anna Gillings; Sam Rous; Anita Gardner  
**Subject:** RE: Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Hi Simon

Further to your email below to Anna.

Anna is on leave this week and has asked me to query with you further regarding the methodology. Just to clarify, our client is happy to make a contribution and we are just trying to understand how the figure has been calculated.

The table below from your corrected costings indicates a total contribution of £70,348 but the figure above this is £35,174. Could you please advise how the £70,348 figure has been calculated as I cannot seem to work this out from the figures in the table?

|                                    |             |                         |                                |   |                                                     |                          |                                      |
|------------------------------------|-------------|-------------------------|--------------------------------|---|-----------------------------------------------------|--------------------------|--------------------------------------|
| 70 Bed Care Home                   |             |                         |                                |   | Coastal West Sussex<br>Clinical Commissioning Group |                          |                                      |
| Point in red can be adjusted       |             |                         |                                |   |                                                     |                          |                                      |
| Housing Development                |             |                         |                                |   |                                                     |                          |                                      |
| House Numbers (Inc Social Housing) | House Type  | New Occupancy (Persons) | Surgery Area Requirement (sqm) |   | Infrastructure Development cost(per)                | Capital Contribution (£) | Approx Contribution per dwelling (£) |
| 70                                 | 1 Bed       | 70                      | 8                              | 0 | £4,000                                              | £35,174                  | £502                                 |
|                                    | 2 Bed       | 0                       | 0                              | 0 | "                                                   | 0                        | £000.00                              |
|                                    | 3 Bed       | 0                       | 0                              | 0 | "                                                   | 0                        | £000.00                              |
|                                    | 4 Bed       | 0                       | 0                              | 0 | "                                                   | 0                        | £000.00                              |
|                                    | 5 Bed       | 0                       | 0                              | 0 | "                                                   |                          |                                      |
|                                    | Care Home   |                         |                                |   |                                                     | £35,174                  |                                      |
| 70                                 | House Total | 70                      | 7.00                           | 0 | "                                                   | £70,348                  |                                      |
| Avg Occupancy                      |             | 1.00                    | Contribution Per Dweller       |   |                                                     | £502                     | per dwelling                         |
|                                    |             |                         |                                |   |                                                     | £1,005                   | per person                           |

I would be happy to chat this through with you tomorrow if this is convenient?

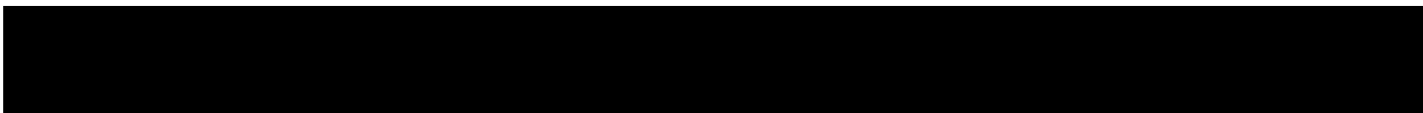
Many thanks in advance

Emma Patchell  
Senior Planner

Gillings Planning



**Gillings**  
Planning



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**From:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) [REDACTED]  
**Sent:** 18 October 2018 09:14  
**To:** Anna Gillings [REDACTED]  
**Cc:** Sam Rous [REDACTED]; Emma Patchell <[REDACTED]>; Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Subject:** Corrected Template RE: Land at Dappers Lane, Angmering = A/114/18/PL

Anna.

I completely agree,

I had 2 care home applications to respond to -- this was first. On the other, I noted the anomaly and I will be happy to adjust the tariff calculation.

PLEASE FIND ATTACHED the corrected costing, and I have made a note to amend the formula for Care Homes. Sincere apologies for this and for the swift follow up.

I've replied all, as it was myself who didn't adapt the formula (we do not have many Care Home applications, but I should have spotted it).

Do not hesitate to follow up any queries, I will do my best to respond timely.

Kind Regards,

Simon

**Simon Clavell-Bate**  
Head of Finance  
[REDACTED]

**NHS Coastal West Sussex Clinical Commissioning Group**  
1 The Causeway, Goring-by-Sea, Worthing, West Sussex BN12 6BT  
[REDACTED]

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**From:** Anna Gillings [REDACTED]  
**Sent:** 17 October 2018 16:58  
**To:** CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG)  
**Cc:** Sam Rous; Emma Patchell; Anita Gardner  
**Subject:** Land at Dappers Lane, Angmering = A/114/18/PL

Hi Simon

You may recall we previously discussed the proposal for a care home at the above site, and you have now formally responded to the application, thank you (attached for ease).

Could I just confirm the methodology? The Health Tariff table seems to include two payments of £52,761, and also seems to have been calculated on 105 persons. At first review this doesn't appear quite correct as the maximum number of residents that can be accommodated is 70 – its not quite the same as 1 bed units could accommodate more than 1 person.

Could we have a quick discussion please to understand how the methodology is applied?

Thank you very much

Anna Gillings

Managing Director  
Gillings Planning



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