

From: Simon Davis
Sent: 04 January 2021 17:31
To: anva anva [REDACTED]

Subject: BR/298/20/PL 25 Sudley Road

Dear Ali,

I am in receipt of your new application. I note that it is accompanied by a viability assessment report. I have reviewed this document and I note that its focus is on the impact of affordable housing contributions on viability. However, as is made clear in our refusal of BR/196/20/PL, there is no affordable housing requirement for a scheme of 10 flats (the affordable housing policy is for 11 or more dwellings).

I also note that the only reference in the viability assessment to other S.106 contributions is in a couple of paragraphs which say the same thing: *"The site falls within CIL Zone 4 where a nil rate applies to schemes providing only apartments and we have not made any allowance for any other s106 contributions so we can observe the total subsidy available to fund all planning obligations."* Unfortunately, this is incorrect. The nil rate does still allow us to secure contributions through S.106 and these contributions were set out clearly in the officer report for BR/196/20/PL.

On this basis, I see no value in the content and conclusions of the Viability Assessment and will have to disregard it.

Whilst it is very early in this application process and so I am not in receipt of any consultation responses, it is highly likely that the required contributions will be the same as per BR/196/20/PL. Therefore, please confirm that you will agree to a Section 106 Agreement that covers the following provisions:

- £8,710 Pagham Harbour Contribution
- £6,295 on additional equipment at Edward Bryant Primary School
- £13,826 on Phase 1 of the new secondary school in Arun
- £1,587 on additional equipment at Felpham Community College
- £2,664 on providing additional stock at Bognor Regis Library
- £250 towards supply and installation of additional fire safety equipment to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Bognor Regis
- £19,712.00 for planting refurb at Hotham Park
- £17,300.00 for play equipment at Hotham Park
- £3,767 towards the community sports hub to be provided at West of Bersted
- £1,400 towards the community sports hub to be provided at West of Bersted
- £4,052 towards wet side shower provision at a new leisure centre for the district
- £1,084 plus £4,560 (20 years maintenance cost) for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £2,958 for improvements to ancillary facilities at the same site.
- £333 plus £1,420 (20 years maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £820 for improvements to ancillary facilities at the same site.

- £801 plus £3,240 (20 years maintenance cost) for improvements to the grass playing surface of the cricket pitches at Felpham Recreation Ground, Bognor Regis and also £937 for improvements to ancillary facilities at the same site.
- £830 plus £580 (20 years maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £288 for ancillary facilities at the same site.
- 5 additional on-street spaces identified by the Parking Capacity Survey are secured through a Traffic Regulation Order

(the sum of the above is £97,414)

If you will not agree then you have the option of providing a revised viability assessment to us but this must be submitted to us by the 1st of February 2021 so that we in turn have time to get it reviewed and get any subsequent S.106 legal agreement prepared. Otherwise we will have to refuse this resubmission application.

I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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