

REPORT UPDATE

Application no: LU/330/18/PL
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Location: Land South Of Cornfield Close Littlehampton
Description: Demolition of existing buildings & the erection of 77 residential homes with associated access, car parking, cycle parking, refuse/recycling storage, landscaping, earthworks & infrastructure

UPDATE DETAILS

Reason for urgent item 4:

This is Council land where a financial receipt is urgently required.

Tree Officer's comments:

The trees required to be felled to facilitate removal of Japanese Knotweed are not worthy of a Tree Preservation Order. They can therefore be felled. However group G1 Monterey Cypress may be located on land maintained by West Sussex County Council as highway authority and their consent would therefore be required prior to their removal.

Clarification of the additional information in respect of amendments to the contributions for secondary schools. The secondary school contributions have been reduced by approximately £50,000 on the basis that the previous consultation April 2018 calculated that the cost of every additional pupil attending the school as £33,538.00 per pupil. Upon further consultation County produced a new figure of £27,000 per additional pupil. This has meant that the contribution figure has been reduced to £268,677.00. This figure needs to be agreed by Committee.

Triggers points set out in the heads of terms that was agreed at the last Committee did not define whether they were prior to commencement or on commencement. Therefore it should be made clear that it is prior to (which is what all parties have currently been working towards).

The heads of terms refer to contributions towards facilities such as "braille facilities, science labs etc". By advising that all facilities listed on the heads of terms are examples, this will allow Arun and WSCC more scope on what to spend the money on. If the facilities are left drafted without this inclusion - then contributions will have to be spent on the list of facilities mentioned on the heads of terms which is restrictive. However officers note that this is not compliant with regulations applicable to infrastructure requirements where it is expected that contributions have to be specific.