

From: CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG) 
Sent: 31 October 2019 08:56
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/83/19/OUT - Outline Application for 33 dwellings at Clays Farm, North End Road, Yapton

Simon.

Many, many thanks for this -- I really do appreciate the communication and follow ups.
I sincerely mean it helps.

The note and cost contribution are sound. A 'new build' is likely to be in the region of £8m -- hence this proportionate contribution is absolutely critical for the NHS.
Total build costs have increased very significantly over the past 8-10 years.

Note wise (potential update in red, if this helps further clarify there are options):

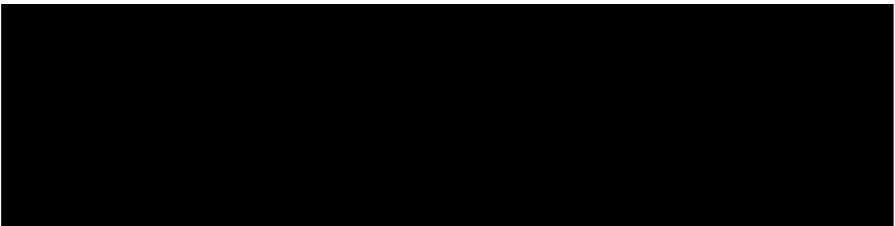
For the needs of managing "on the day demand" at The Croft (preferred option) or alternative site (linked to where patients register/receive services)

Likely used to assist with the creation of a new integrated community hub facility at the Croft Medical Centre on Barnham Road in Eastergate

** Potentially, if resident demand pushes a more Yapton focus, the CCG will work with GP's to review a Yapton (or potentially Ford) option.

The Croft is still a preferred option

Simon
Simon Clavell-Bate
Head of Estates
Coastal West Sussex (CWS)
Clinical Commissioning Group (CCG)



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 30 October 2019 12:52

Subject: Y/83/19/OUT - Outline Application for 33 dwellings at Clays Farm, North End Road, Yapton

Dear All,

You have had consultation requests for this application which is a resubmission of Y/62/18/OUT.

We are currently finalising a S.106 Agreement for the previous application (pending an expected appeal) and I wanted to know whether your requested contributions/provisions will be different to those requested on the last application. I provide below summary tables of the requests for financial/non-financial obligations from the last application which are in the S.106 which is being finalised. Can you advise whether your requests will be different for this new application? If they are the same, then there is no need for you to provide a new consultation response (a reply to this email will suffice) and we won't need to draft up a new S.106 Agreement. However, if they are to change, then that is fine and I will instruct our solicitor to prepare a second Agreement.

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project	5% or £15,000 for related projects	Spend by restriction
Healthcare contribution	Prior to occupation of 10th market housing unit	£41,957 Index Linked	NHS	For the needs of managing "on the day demand" at The Croft (preferred option) or alternative site (linked to where patients register/receive services) Likely used to assist with the creation of a new integrated community hub facility at the Croft Medical Centre on Barnham Road in Eastergate	n/a	n/a
Primary Education Contribution	Prior to occupation of 10th market housing unit	Formula - see WSCC Response for full text	WSCC	Internal alterations and reconfiguration to accommodate additional pupils and increase classroom provision at Yapton C of E Primary School (or its successor)	n/a	n/a

Secondary Education Contribution	Prior to occupation of 10 th market housing unit	Formula - see WSCC Response for full text	WSCC	On additional facilities at St Philip Howard Catholic High School.	n/a	n/a
6th Form Education Contribution	Prior to occupation of 10 th market housing unit	Formula - see WSCC Response for full text	WSCC	Additional facilities at St Phillip Howard Catholic High School Sixth Form;	n/a	n/a
Libraries Contribution	On or before commencement	Formula - see WSCC Response for full text	WSCC	On additional stock at Arundel Library;	n/a	n/a
Fire & Rescue	On or before commencement	Formula - see WSCC Response for full text	WSCC	Towards new anti-ventilation and UHP (ultra-high pressure) equipment which allows the fire service to control access and smoke penetration within the Southern area serving the parish of Yapton	n/a	n/a
Public Open Space/LAP Maintenance Contribution	Within 2 months of completion of POS/LAP	£13.51 per m2 (only if to be passed to ADC for adoption. Otherwise then a management plan to be submitted	ADC (Sue Howell)	n/a	n/a	n/a

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Affordable Housing - 30% (10) affordable homes on-site. Arjan de Jong to advise on mix	Not to occupy or cause to allow to occupy more than 50% of the market housing units in the development until the affordable housing is provided on the land	ADC	ADC – Arjan de Jong
Provision of POS area and a LAP & LEAP within it	Completed no later than occupation of 25th market housing unit	ADC	ADC – Sue Howell
Where the developer intends to keep some of the estate roads private, WSCC will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.	n/a	WSCC	WSCC

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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