

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 31 October 2019 16:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/83/19/OUT - Outline Application for 33 dwellings at Clays Farm, North End Road, Yapton

Landscape Officer Consultation

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 31 October 2019 10:03
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

Apologies I just been informed by Joe that the figure I gave you yesterday is incorrect. The figure should be £1500/annum x 12 = £24,000 for the LEAP maintenance should it come over to the LPA.

Regards

Sue

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 31 October 2019 09:54
To: Sue Howell <Sue.Howell@arun.gov.uk>
Subject: RE: Y/83/19/OUT - Outline Application for 33 dwellings at Clays Farm, North End Road, Yapton

Hi Sue,

I assume that is subject to index linking. What is the current rate? I believe its somewhere around £14k.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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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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From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 30 October 2019 15:09

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

Hi Simon

Just left you a message on this one....

Missing from the financial obligations and detailed within our existing October 2000 SPG would be the need for a commuted sum for play area maintenance in addition to the POS maintenance figure **only applicable** should the play areas come over to the LPA for adoption.

This figure would be £750 per annum for 16 years therefore £12,000 in total.

Trust that this make sense.

Kind regards

Sue

[Sue Howell](#) | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, [Arun District Council](#) | Location:
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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,	Destination/ project	5% or £15,000 for	Spend by restriction
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			NHS, other)		related projects	
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 10 th 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	ADC (Sue Howell)	n/a	n/a	n/a

		then a management plan to be submitted				
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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](#) |
 Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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