

[REDACTED]

From: Paul White [REDACTED]
Sent: 13 December 2019 13:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]
Subject: RE: Clays Farm Yapton Y/83/19/OUT

Hi Simon,
EOT agreed until the 10th January 2020. We can agree a further period for the 106 after the committee.
Kind regards

Paul D White BA(Hons) Dip MRTPI
Director of Planning
[REDACTED]



PLANNING

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 13 December 2019 13:03
To: Paul White [REDACTED]
[REDACTED]
Subject: RE: Clays Farm Yapton Y/83/19/OUT

Hi Paul,

Can you agree the Extension of Time. Neil will want to know this has been agreed before he signs off on the report on Monday.

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Paul White [REDACTED]
Sent: 09 December 2019 17:23
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Clays Farm Yapton Y/83/19/OUT

Thank you Simon,
I'll speak to Ed and get back to you asap on this. I've noted the date of the committee,
Kind regards

Paul D White BA(Hons) Dip MRTPI
Director of Planning
[REDACTED]



RIBA



RTP

PLANNING

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 09 December 2019 15:39
To: Paul White [REDACTED]

Subject: RE: Clays Farm Yapton Y/83/19/OUT

Dear Paul,

Please note that is my intention to take this application to our Committee on the 8th January 2020 and as such, I have just finished drafting the report. It will now be reviewed by my Team Leader and by the Head of Planning. However, can you confirm your agreement to an extension of time until at least the 10th January 2020 (note that if Committee approve the application, we will subsequently need a further longer EOT to allow for the S.106 to be completed).

Regarding the S.106, there are a few changes to the previous one (addition of WSCC Highways cycle path contribution, addition of LAP maintenance contribution and a change to the secondary school project). The full Heads of Terms is shown below.

AFFORDABLE HOUSING

30% (10 units) of affordable housing (tenure split of 5 x 2 bed & 2 x 3 bed social rented; and 2 x 2 bed and 1 x 3 bed shared ownership).

PUBLIC OPEN SPACE/PLAY

On site public open space (POS) of at least 2534.4m² (based on 33 dwellings) to include an on-site local area play (LAP) facility. This will be subject to one of the following:

- (a) a management plan for the forward maintenance of the POS & LAP which details the management regime and responsibility; or*
- (b) where the POS & LAP is to be handed over post practical completion, a maintenance contribution of £13.51 per m².*

Also, a play area maintenance contribution of £1500 per annum x 16 years.

WSCC INFRASTRUCTURE CONTRIBUTIONS

The use of a formulaic approach to calculate the future contributions to be spent on the following projects:

- (1) on internal alterations and reconfiguration to accommodate additional pupils and increase classroom provision at Yapton C of E Primary School (or its successor);*
- (2) on phase 1 of the new secondary school serving Arun;*
- (3) on additional facilities at St Phillip Howard Catholic High School Sixth Form;*
- (4) on additional stock at Arundel Library; and*
- (5) on 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.*

NHS

A contribution of £41,957 towards the cost of the creation of a new integrated community hub facility at the Croft Medical Centre on Barnham Road in Eastergate to serve the catchment population of this proposed development.

HIGHWAYS

£52,107 to be put towards the implementation of cycling improvements between Barnham and Littlehampton (scheme ID 82).

A provision to state that where the developer intends to keep some of the estate roads private, a provision 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.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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