

From: Simon Davis
Sent: 19 December 2019 16:00
To: Paul White

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

Hi Paul,

The only items that are different in terms of financial contributions are (1) the play area maintenance contribution of £1500 per annum x 16 years; and (2) the £52,107 for the cycle improvement scheme between Barnham and Littlehampton (scheme ID 82). Everything else is in the S.106 for the appeal scheme.

No. (1) should have been part of the previous S.106 but I forgot to include it in the instruction to legal. The requirement does form part of our current Open Space/Play guidance.

No. (2) is quite clearly a new contribution and I did query this with WSCC as I suspected that you would ask why it is now included. WSCC advised that there is a case to be made for the contribution. They state that:

“The level of contribution has been calculated at £52,107 to be put towards the implementation of a cycling improvements between Barnham and Littlehampton (scheme ID 82). Whilst Arun has not adopted TAD, the methodology has been developed to comply with CIL tests. This would provide a valuable link from the development site via Yapton Road to Barnham station and Main Road, Burndell Road and Yapton Road towards Littlehampton and facilitate sustainable transport. The contribution is requested in line with the Yapton Neighbourhood Plan, Arun Local Plan and NPPF. *This has been calculated using the pro rata rate from the adjoining application Y/93/14 in which a £60,000 was sought for 38 homes giving a total of £1579 per dwelling”.

If you require further justification then I can raise this with WSCC.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Paul White
Sent: 19 December 2019 15:01
To: Simon Davis <Simon.Davis@arun.gov.uk>

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

Dear Simon,

We have now spoken with our client about the changes to the Sec 106 contributions for application Y/83/19/as outlined in the heads of terms below. We note that the suggested contributions are substantially higher than those requested for the previous application for the same number of dwellings on the same site ref Y/62/18/OUT. Therefore, before we can agree to the new figures please can you explain what changed circumstances have arisen since the previous application was determined as I wasn't aware of any policy changes to justify the new amounts.

We have of course already agreed the EOT with you but I look forward to hearing from you on the above queries at your earliest convenience.

Kind regards

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



RIBA



RTPI

PLANNING



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

Sent: 09 December 2019 15:39

To: Paul White



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

Dear Paul,

Please note that it 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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