

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 07 April 2021 17:44

To: Guy Dixon [REDACTED]

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Outline Planning Application AB/135/20/OUT - Land at Ford Road, Arundel

Dear Guy,

Please find attached a copy of the draft Heads of Terms for the Section 106 Agreement for Land at Ford Road, Arundel (AB/135/20/OUT).

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



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HEADS OF TERMS

LAND AT FORD ROAD, ARUNDEL (AB/135/20/OUT)

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project	Spend by restriction
Transport	To be delivered prior to occupation of the first dwelling.	£18,027.00 (i.e. 90 dwellings x £200.30).	ADC to receive the sum and to transfer it to Highways England.	Mitigation measures at the A27 junctions in Arun.	Ten (10) years of the date of receipt of final instalment of the Contribution.
Transport	To be delivered prior to occupation of the first dwelling.	£3,500	WSCC	Contribution towards the auditing of the Travel Plan.	Ten (10) years of the date of receipt of final instalment of the Contribution.
Monitoring (ADC)	Prior to commencement.	£2,250	ADC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.	Ten (10) years of the date of receipt of final instalment of the Contribution.
Monitoring (WSCC)	Prior to commencement.	Financial sum to be confirmed by WSCC.	WSCC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.	Ten (10) years of the date of receipt of final instalment of the Contribution.
NON-FINANCIAL Obligation Summary		Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance	
Affordable Housing: 27 affordable units (30% provision). <u>Rented:</u> 6 x 1 bed 10 x 2 bed 4 x 3 bed <u>Shared Ownership:</u> 2 x 1 bed 3 x 2 bed 2 x 3 bed There is an opportunity for the affordable dwellings to be managed on the site by the Arundel Community Land Trust (CLT). The Arundel CLT should be listed in the S106 Agreement.		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 Housing	

Community Building: The transfer of the land for the community building to Arundel Town Council (<i>land identified on the Illustrative Masterplan [Drawing No. IM003 Rev. E] which needs to be included in the Section 106 Agreement</i>).	To be transferred prior to occupation of the first dwelling.	Arundel Town Council	ADC Greenspace
Allotments: The transfer of the land for the allotments to Arundel Town Council (<i>land identified on the Illustrative Masterplan [Drawing No. IM003 Rev. E] which needs to be included in the Section 106 Agreement</i>).	To be transferred prior to occupation of the first dwelling.	Arundel Town Council	ADC Greenspace
Public Open Spaces: The details of the management and maintenance of the public open spaces on the site.	Trigger points will be provided in a Green Infrastructure Space Specification.	Management Company	ADC Greenspace
Unadopted Highway: A non-adoption clause to safeguard the Local Highway Authority if the internal layout is not offered for adoption and similarly, a management plan clause to secure an appropriate management company for the long-term maintenance of any highway infrastructure remaining private.		WSCC	WSCC

Illustrative Masterplan [Drawing No. IM003 Rev. E]

