

HEADS OF TERMS: AL/107/21/PL Land at Woodgate Centre

Financial obligation(s) summary or change	Trigger Point	Amount (index linked)	Due to (ADC, WSCC, NHS, other)	Destination/ project
Education: Early Years	To pay the County Council the Education Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Education Contribution.	<u>£259,534</u> <u>£4,018</u> towards to the land value	WSCC and ADC for land costs.	Contribution towards new nursery places to serve BEW.
Education: Primary	To pay the County Council the Education Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution. Include Review Mechanism in line with similar 106's produced for the strategic sites.	<u>£1,255,813</u> <u>£56,580</u> towards to the land value	WSCC and ADC for land costs.	Contribution towards primary school provision at BEW.
Education: Secondary	To pay the County Council the Education Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution.	<u>£879,515</u> Multiplier formula which is based on £34,556 per pupil.	WSCC	Contribution towards provision of additional secondary school spaces in a new secondary school serving Arun or as part of expansion/upgrade to existing secondary schools located in the vicinity of the Development.
Education: Sixth Form	To pay the County Council the Education Contribution prior to the following occupations:	<u>£136,537</u>	WSCC	Contribution towards new sixth form or

	First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution.			a restructure of the sixth form to cater for additional student population.
Education: SEND	To pay the County Council the Education Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution.	<u>£100,465 plus</u> <u>£2,521.50</u> towards to the land value	WSCC and ADC for land costs.	Contribution towards SEND for 24 place SSC attached to the new school.
Libraries	To pay the County Council the Libraries Contribution prior to the following occupations: 100% prior to occupation of the 90th dwelling. Owners must not occupy more than the above number of units until the developer has paid the CC the Libraries Contribution.	<u>£4,186</u>	WSCC	Contribution towards new equipment for a new Tier 7 library facility serving BEW development
Fire & Rescue	To pay the County Council the Fire & Rescue Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid the Fire & Rescue contribution.	Formula based contribution of <u>£4,862</u>	WSCC	Contribution towards the expansion of fire and rescue infrastructure or investment in new technology to serve the development
Police Services:	To pay the District Council the Police Services Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid the Police Services contribution.	<u>£27,257.87</u> Subject to BCIS index linked at time of payment. Contributions based on Sussex Police consultation response.	WSCC	Contribution s to additional resourcing for policing within the District, Officer and Support Staff, additional premises,

				additional staffing and additional vehicle for the Barnham Neighbourhood Police Team.
Highways: A29 realignment including bridge over railway line	First Occupation = 50% contribution 50% Occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.	<u>£1,804,656.51</u> Subject to BCIS index linked at time of payment.	WSCC	Contributions to A29 realignment including bridge over railway line.
Highways: A29-A259 Rowan Way	First Occupation = 50% contribution 50% Occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.	<u>£63,879.07</u> Subject to BCIS index linked at time of payment.		
Highways: A29-A259 Felpham Relief Road	First Occupation = 50% contribution 50% Occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.	<u>£33,906.98</u> Subject to BCIS index linked at time of payment.		
Highways: Barnham Village Centre Improvements	To pay the County Council the Highways Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.	<u>£14,818.60</u> Subject to BCIS index linked at time of payment.	WSCC	Contributions to Barnham Village Centre improvements.
Strategic Highways: A27/B2233 Nyton Road Junction Improvements	To enter into a S278 agreement with National Highways prior to commencement to provide for the payment to National Highways of the A27 improvement contributions. First Occupation = 50% contribution 50% occupation = 100% contribution Owners must not occupy more than the above % of units until the developer has paid National Highways the Strategic Highways Contribution.	<u>£13,479.07</u> Subject to BCIS index linked at the time of payment.	National Highways	Contributions towards A27/B2233 Nyton Road junction improvements.
Strategic Highways: A27/A29 Fontwell Eastern Roundabout	To enter into a S278 agreement with National Highways prior to commencement to provide for the payment to National Highways of the A27 improvement contributions.	<u>£45,627.91</u> Subject to BCIS index linked at the time of payment.	National Highways	Contributions to A27/A29 Fontwell Eastern Roundabout junction

Junction Improvements	First Occupation = 50% contribution 50% occupation = 100% contribution Owners must not occupy more than the above % of units until the developer has paid National Highways the Strategic Highways Contribution.			improvements.
Transport: B2233 Pedestrian Improvement Measures	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	<u>£50,262.28</u> Subject to BCIS index linked at the time of payment.	WSCC	Contributions to B2233 Pedestrian Improvement Measures.
Transport: Barnham – Bognor Regis Cycle Route	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	<u>£65,930.23</u> Subject to BCIS index linked at the time of payment.	WSCC	Contributions to Barnham to Bognor Regis Cycle Route.
Transport: Barnham – Tangmere Cycle Route	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	<u>£74,302.33</u> Subject to BCIS index linked at the time of payment.	WSCC	Contributions to the Barnham to Tangmere Cycle Route.
Transport: Barnham to Chichester Cycle Route Contribution	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	<u>£82,213.95</u> Subject to BCIS index linked at the time of payment.		
Transport: Additional Cycle Parking at Barnham Railway Station	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the	<u>£1,453.61</u> Subject to BCIS index linked at the time of payment.	WSCC	Contributions towards additional cycle parking serving Barnham Railway Station.

	developer has paid WSCC the Transport Contribution.			
Transport: Cycle Links between BEW and South Downs National Park	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	<u>£110,930.22</u> Subject to BCIS index linked at the time of payment.	WSCC	Contribution s towards cycle links between BEW and South Downs National Park.
Transport: Railway Crossings	To pay the Railway Crossing Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	<u>£62,790</u> Subject to BCIS index linked at time of payment.	WSCC	To create a dedicated non-motorised users (NMU) grade separated safe connection between sections of the Rife Valley Park and
Transport: Bus Improvements	To pay the District Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid ADC the Transport Contribution.	<u>£39,200</u> Subject to BCIS index linked at time of payment.	ADC	Either provision of bus stop improvements (2 new shelters and real time information boards) to the existing bus stops on the Lidsey Road or contribution towards the BEW site wide public transport improvements
Transport: Car Club	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	<u>£22,500</u>	WSCC	Towards the provision of a car club and promotion and advertisement of a traffic regulation order and one car club parking

				space within the Land.
E/W Cycle/ Pedestrian Link	To pay the contribution within 15 Working Days of Occupation of 50% of the Open Market Units.	£2,274,951 Should the E-W link not be adopted by WSCC then a E-W Link Management Strategy shall be submitted to the District Council for approval.	ADC	Towards the provision of a pedestrian and cycle bridge across the Lidsey Rife, to be provided by the adjoining landowner when the adjacent land is brought forward for development
NHS/Healthcare	To pay the District Council the Healthcare Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid ADC the Transport Contribution.	<u>£231,771</u> Subject to BCIS index linked at time of payment.	ADC	Contribution towards expanding facilities at The Croft Surgery or the provision of a new surgery on BEW.
3G Pitch Provision	To pay the District Council the 3G Pitch Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid ADC the 3G Pitch Contribution.	<u>£14,580</u> (Active Places and Power) + <u>£9,980</u> maintenance + <u>£7,862.07.00</u> towards to the land value for the 3G Pitch provision, representing 4.1% of value (based on 180 units in 4300 unit allocation). Subject to RPI index linked at time of payment	ADC	Contribution towards provision of 3G pitch at BEW or elsewhere within the District plus their maintenance for a 20 year period at BEW.
Playing Pitch Provision	To pay the District Council the Playing Pitch Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Playing Pitch Contribution.	<u>£40,066</u> (Active Places and Power) + <u>£166,560</u> maintenance + <u>£15,201.20</u> towards to the land value for the Playing Pitch provision, representing 4.1% of value (based on 180 units in 4,300 unit allocation). Subject to RPI index linked at time of payment.	ADC	Contribution s towards provision of 2 no. grass pitches at BEW or grass pitch provision elsewhere within the District.

Sports Hub: Community Centre	To pay the District Council the Sports Hub Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution First month after collection of the contribution, the sum total of the contributions shall be made available to Aldingbourne Parish Council towards redeveloping the Aldingbourne Community Sports Centre or for provision of the community centre within the Sports Hub at BEW as may be deemed appropriate by the District Council through liaison with Aldingbourne Parish Council.	<u>£180,000</u> Subject to RPI index linked at time of payment.	ADC	Contribution towards redeveloping the Aldingbourne Community Sports Centre or a new community centre within the Sports Hub at BEW or to community facilities within the District.
Sports Hub: Ancillary Facilities Provision Associated with Playing Pitches + 3G	To pay the District Council the Sports Hub Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Ancillary Facilities Contribution.	<u>£92,117.59</u> Subject to RPI index linked at time of payment.	ADC	Contribution towards new ancillary facilities provision within the Sports Hub at BEW or ancillary sports pitch facilities within the District.
Sports Hub: Sports Hall / Flexible Activity Space	To pay the District Council the Sports Hub Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Ancillary Facilities Contribution.	<u>£71,498</u> Subject to RPI index linked at time of payment.	ADC	Contribution towards new sports hall/flexible activity space within the Sports Hub at BEW or sports halls/flexible activity space within the District.
Sports Hub: Health & Fitness	To pay the District Council the Sports Hub Contribution prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Health and Fitness Contribution.	<u>£22,400</u> Subject to RPI index linked at time of payment.	ADC	Contribution towards new health and fitness within the Sports Hub at BEW or health and fitness provision within the District.

Sports Hub Land Costs	To pay the District Council the sports hub land costs contributions prior to the following occupations: 25% Occupation = 50% contribution 75% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Land Costs Contribution.	<u>£15,170</u> Based on 1.5 ha for sports hub building and parking.	ADC	Land costs for the Sports Hub land
Swimming Pools	To pay the District Council the Swimming Pool Contribution prior to the following occupations: 25% Occ = 50% contribution 75% Occ = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Swimming Pool Contribution.	<u>£79,083</u> Subject to RPI index linked at time of payment.	ADC	Contribution towards swimming pool/ancillary facility provision at a new leisure centre in the West of the District or other swimming pool provision/expansion within the District.
Public Art	To pay the District Council the Public Art Contribution prior to the following occupations: 25% Occ = 50% contribution 75% Occ = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Public Art Contribution.	<u>£6,930</u>	ADC	Contribution towards provision of public art project throughout the BEW site.
ADC Monitoring	Prior to commencement.	<u>£9,900</u>	ADC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.

WSSC S106 Monitoring	On completion of Deed	<u>£2,400</u>	WSSC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.
Travel Plan Monitoring	Prior to occupation of development	<u>£3,500</u>	WSSC	Contribution towards the costs of monitoring the Travel Plan contained within the planning conditions.

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSSC, Other)	Department/Officer to Confirm Compliance
Affordable Housing: 30% of the residential units to be provided as affordable units. Submit Affordable Housing Plan prior to commencement of development for approval detailing size, location and tenure mix of AH and RMs to come forward in accordance with the approved AHP. ADC expect the AHP to include a split of a tenure split of 67% affordable rented, 25% First Homes and 8% intermediate housing. Rent on AH Rented units to be set at a maximum of 90% of Local Housing Allowance levels, inclusive of service charge.	Not to occupy or cause to allow to occupy, more than 50% of the market housing units in the development until 50% of the affordable housing and first homes is provided and available for occupation and then not to occupy more than 80% of the market housing before 100% of the affordable housing and first homes available for occupation.	ADC	ADC Housing
Adopted Highway: Enter into highways agreement for the necessary highway works. An adoption clause to require the internal access road, junction, and any other components, detailed in a key plan appended to the S106, to be offered up to WSSC via Section 38. A non-adoption clause to require a private management company to be appointed for the	To enter into an Estate Road Works Agreement with the County Council prior to Commencement of Development.	WSSC	WSSC

management of the road should WSCC not adopt the highway.			
Ransom Strips Provision of end of internal access roads to prevent any strips of ransom and to make available land for wider connections where required (where not made for adoption by the LHA).	N/A		
Delivery of E-W Cycle and Pedestrian Link Safeguarding land to allow construction of the E/W link and management strategy to ensure that the link is managed and maintained.	The applicant shall submit a Safeguarded Land Specification to the District Council prior to Commencement of Development and shall not Occupy any of the Dwellings until the Safeguarded Land Specification has been approved by the District Council.	ADC	ADC
Delivery of Public Open Space Obligation to require delivery of POS to be delivered at trigger point to a specification agreed with the LPA, in accordance with a play space and open space specification submitted to the Council in discharge of this obligation).	POS Scheme of works submitted and approved prior to commencement. Approval of management strategy prior to occupation of no more than 50% of units. No to occupy more than 50% unless the POS has been completed in accordance with the POS Scheme of works. Not to occupy more than 75% until final completion notice has been issued.	ADC	
Enhanced LEAP and LAP	Play area scheme of works prior to development Not to occupy 75% until play area provided.		
Adoption of Public Open Space by Management Company or Arun District Council Obligation to require POS to be transferred for management to ADC with management fee if called on by ADC.		ADC	ADC

Option within this management clause to allow for transfer to an alternative management company who manages the entirety of the Linear Park (as defined by Plan) with the prior agreement of Pye Homes (or successor in Title).			
Travel Plan Travel Plan to be submitted for approval by the County Council		WSCC	WSCC
Highway works – (a) Provision of a detailed scheme of works to be carried out to the existing junction between Woodgate Road and the A29 Lidsey Road as indicatively shown on Drawing No 20-061-043; and (c) A29/B2233 War Memorial Roundabout Interim Junction Improvement as indicatively shown on Drawing No 20-061-044 and to be delivered in accordance with a Highway Works Scheme;	Not to Commence the Development until a Highway Works Scheme has been submitted to and approved in writing by the County Council Not without the consent of the County Council to allow the Occupation of more than 90 Dwellings until such Highway Works have been completed to the satisfaction of the County Council.		