

Instruction Form for S106 Agreements/Deed of Variations/Supplemental Agreements etc
This form should include the necessary Authority details/signature and will act as a heads of terms.

Once the S106 has been signed off/executed: This instruction will act as a Completion Statement and will be circulated to all relevant officers, along with a copy of the completed S106.

INSTRUCTION AND AUTHORITY

Planning Application Ref: A/122/19/OUT	Today's date: 17/02/2020	Date of the Decision Notice, or Date that the Decision is to be considered if in the future (insert 'not known' if no date yet): Not known	Planning Officer: Michael Eastham
What Type of Agreement is it?: Please tick one of the following: • S106 Agreement, or • Pagham Harbour Agreement, or • Unilateral Undertaking, or • Deed of Variation, or • Supplemental Agreement, or • Other			
Who is responsible for this decision?			
(see notes opposite: <u>only complete this box and sign here if this is an OFFICER Decision</u>) (signature of Officer with the power): Print Name: xxxxxxxxxxxx Constitution Issue 8: Part 4 Section 3 Paragraph 3.1.1.		<u>You need to tell Legal Services who is making the Decision on this S106.</u> (NB Pagham Agreements – The authority will not be known at validation stage so please note accordingly – Legal Officer to check later) • If this is an OFFICER Decision, sign and print your name in the box opposite , or • If this is a Development Control Decision that has already been made you will need to provide: Date of Development Control Meeting: xx/xx/xx Minute Number: xxxxxxxx, or • If this is for Development Control to make the Decision <u>in the future</u>, please provide the date of the future meeting or insert 'to be advised' if the date has not been set Date of Future Development Control Meeting: xx/xx/xx or To Be Advised	
Full name(s) of Freeholders/Leaseholders: (ideally the developer will have completed a recent land registry search which should be attached as well)		Names: • X • X • X • X • X	
• Check! Please attach a plan with the site <u>outlined in red</u> and complete a brief description of the development: • Check! Any land registry searches that have been provided by the Applicant/Agent should be sent with the plan and draft agreement.			

PL10

HEADS OF TERMS

Planning Officer to set out the Heads of Terms below:

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project	Spend by restriction
Education Primary	To pay 25% of the primary education contribution prior to the Occupation of the first dwelling. To pay the remaining 75% prior to the occupation of the 50th house.	DfE figure x Additional Child Product = See WSCC response for full text	WSCC	To be used towards the provision of a new primary school serving Angmering or towards additional facilities at St Margaret's CE Primary School.	Ten (10) years of the date of receipt of final instalment of the Contribution
Education Secondary	To pay 25% of the secondary education contribution prior to the Occupation of the first dwelling. To pay the remaining 75% prior to the occupation of the 50th house.	£33,538 x Additional Child Product = See WSCC response for full text	WSCC	Contributions generated by this proposal shall be spent on Phase 1 of the new secondary school serving Arun.	Ten (10) years of the date of receipt of final instalment of the Contribution
Education Sixth Form	To pay 25% of the Sixth Form contribution prior to the Occupation of the first dwelling. To pay the remaining 75% prior to the occupation of the 50th house.	DfE figure x Additional Child Product = See WSCC response for full text	WSCC	Contributions generated by this proposal shall be spent on additional facilities at the Angmering School Sixth Form.	Ten (10) years of the date of receipt of final instalment of the Contribution
Libraries	Occupation of first dwelling.	L x AP = See WSCC response for full text	WSCC	Contribution towards the development and enhancement of existing services at Angmering Library.	Ten (10) years of the date of receipt of final instalment of the Contribution
Fire & Rescue	Occupation of first dwelling.	Y x (Z / M) = See WSCC response for full text	WSCC	To be used as a contribution towards the re-development of Littlehampton Fire Station.	Ten (10) years of the date of receipt of final instalment of the

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Transport	50% at occupation of first dwelling; and 50% at occupation of the 80th dwelling	£576,000 (based on £3,600 per dwelling)	WSCC	Developer contributions should go towards the following junctions: - Improvements to the A280/A27/Long Furlong; and/or - A259 Junctions (A259/Station Road roundabout and A259/A280 roundabout).	Contribution Ten (10) years of the date of receipt of final instalment of the Contribution
Transport	Occupation of the 40th dwelling.	£550,000	WSCC (It would be for WSCC to develop and deliver the scheme).	Contribution towards the implementation of a cycle route along Arundel Road from the Hammerpot Junction on the A27 in the north and running south all the way to Angmering village centre.	Ten (10) years of the date of receipt of final instalment of the Contribution
Transport	To be confirmed.		ADC to deliver	Footpath connection from Palmer Road Recreation Ground (the Sports Hub) to PRoW (2176).	
NHS	Occupation of 20th dwelling.	£183,670 The contribution is based on a pro rata basis, so all housing developments have a proportionate contribution level. The method for	ADC	Contribution towards developing Willow Green Surgery in Rustington (the additional clinic space at Willow Green Surgery would be an agreed solution between the GP practices) and / or	Ten (10) years of the date of receipt of final instalment of the Contribution

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		this has been reviewed and approved by the District Valuer.		Coppice Surgery and the integrated services site, which would serve the catchment population of this development. The integrated services site is the proposed Health Hub in Littlehampton, which will provide services for patients across the area (Littlehampton and Angmering). At present the preferred solution for estate growth for Angmering residents is the Coppice Surgery and/or Willow Green Surgery.	
Policing	Occupation of 80th dwelling	£2,110.59	ADC	Contribution towards start-up equipment cost in the Angmering Neighbourhood Policing Team.	Ten (10) years of the date of receipt of final instalment of the Contribution
Policing	Occupation of 80th dwelling	£2,675.40	ADC	Contribution towards officer start-up recruitment and training in the Angmering Neighbourhood Policing Team.	Ten (10) years of the date of receipt of final instalment of the Contribution
Policing	Occupation of 80th dwelling	£625.80	ADC	Contribution towards staff start-up equipment cost at Littlehampton Police Station.	Ten (10) years of the date of receipt of final instalment of the Contribution
Policing	Occupation of 80th dwelling	£318	ADC	Contribution towards staff start-up	Ten (10) years of the date of

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				recruitment and training at Littlehampton Police Station.	receipt of final instalment of the Contribution
Policing	Occupation of 80th dwelling	£18,560.91	ADC	Contribution towards the cost of accommodating a minimum of 2.5 additional officers/staff (which are required to police this development) at Littlehampton Police Station.	Ten (10) years of the date of receipt of final instalment of the Contribution
Policing	Occupation of 80th dwelling	£5,488.00	ADC	Contribution towards the vehicle fleet in the Angmering Neighbourhood Policing Team.	Ten (10) years of the date of receipt of final instalment of the Contribution
Playing Pitch Provision	Details provided in S106 Agreement		Applicant to gift the land to ADC to provide the land for pitches.	Gifting of land measuring 2.1 hectares to the District Council.	
Green Infrastructure	Occupation of 80 th dwelling.	Applicant to deliver	Management Company	Provision of a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP) within the site.	Ten (10) years of the date of receipt of final instalment of the Contribution
Flood Alleviation Measures	Occupation of first dwelling	£29,718 (£185 per home)	WSCC	Contribution towards the Angmering	Ten (10) years of the date of

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				Flood Alleviation Scheme to deliver sustainable water management for the Black Ditch catchment through Angmering.	receipt of final instalment of the Contribution
Monitoring		£5,250	ADC	Contribution towards monitoring officer.	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: 48 affordable units (30% provision) are proposed: 75% as affordable rent and 25% intermediate housing. Rented: 20 x 2 bed house 14 x 3 bed house 2 x 4 bed house Intermediate: 8 x 2 bed house 4 x 3 bed house	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
Employment Land Marketing Plan and evidence of marketing	No more than 80 occupations until a Marketing Plan has been submitted and approved in writing for the Employment Land. Not to occupy more than 100 dwellings until it has marketed the Employment Land in accordance with		

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	the approved Marketing Plan.		
	The owner covenants to keep records.		
Provision of Services to the Employment Land	Prior to the occupation of the 120 th housing unit to provide the Services to the Employment Land. Not to cause, allow or permit the occupation of the 120 th housing unit until the Services, roads and footways have been provided to the Employment Land, in accordance with a scheme.		

COMPLETION REPORT

To be completed by Legal Services when the Agreement has been registered and finalised, then circulated to interested parties:

Seal Register Number: <i>83/2020</i>	Date of Agreement (or <u>original deed/agreement</u> if this is a variation/supplemental): <i>13 March 2020</i>
Statement completed by: (Legal Officer) 	

Please distribute completed statement to: The Planning Officer, Sue Dudley (Deed Store), Ros Bentley (S106 Monitoring Officer), Nicola Spencer (Planning) and landcharges@arun.gov.uk

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