



Land east of Roundstone Lane Angmering

Heads or Terms for Masterplan area (based on 600 homes)

Education

- £5,000,000 contribution that could fund the delivery of a new 1 form entry primary school
- £1,266,377 contribution towards Secondary education
- £538,800 contribution towards Sixth Form education

Highway Infrastructure

- £3,340,493 to fill funding gap to complete improvements to the A259.
- £150,000 contribution to provide a traffic calming scheme within Angmering village.
- Re-surfacing, drainage and improved means of access to Cow Lane - £250,000.
- Contribution to increase cycle parking capacity at Angmering Railway Station - £15,000.
- Scheme of highway works at Water Lane/A280 junction (cost - approx. £125,000-175,000).
- Scheme of highway works to introduce traffic calming measures along Roundstone Lane (cost - £277,000).
- Relocation and enhancement of bus stop infrastructure, including associated pedestrian infrastructure, shown indicatively on the site access plan for A/82/12.
- Scheme of highway works, to be agreed in consultation with the LHA, to provide suitable crossing facilities at Weavers Ring/Water Lane.
- Scheme of highway works to improve Footpath 2146, Honey Lane to include re-surfacing.

WSCC

- Contribution towards improvements to the existing library services; £135,852
- Contribution towards the existing fire and rescue services; £13,140

SUD's/Drainage

- Managed sustainable urban drainage system to accommodate surface water drainage within the site.
- Balancing pond at south-eastern corner of the development

Healthcare

- Financial contribution of £274,766 to provide at least 1 whole time equivalent GP and associate staff at the Angmering Medical Centre.
- Redesign the internal layout of the existing medical centre to create the additional consulting rooms required.

Public Open Space & Sports Provision

- Minimum of 3.6 hectares of Open Space/Greenspace/Landscaping
- 2 x Neighbourhood Equipped Area of Play (Minimum area of 1000 square metres)
- 3 x Locally Equipped Area of Play (minimum area of 400 square metres)
- 2 x Local Area of Play (minimum area of 100 square metres)
- Financial contribution of £50,000 to provide outdoor fitness equipment/trail through the sites.
- Financial contribution of £163,876 towards swimming pools
- Financial contribution of £267,124 towards Sports halls/Community Buildings
- Financial contribution of £32,948 towards artificial turf pitches
- Financial contribution of £35,000 for the provision of public art within the site
- Financial contribution of £1,200,000 to allow for the acquisition of 22,500 square metres of open space off-site to accommodate 2no. football pitches, 4 changing rooms and car parking.

Affordable Housing Provision

- The affordable housing provision is subject to the negotiation on contributions towards the A259 and the provision of a primary school.
- Minimum 10% to Lifetime Homes standards
- 80% rented
- 20% intermediate housing

A/154/14/OUT – Heads of Terms

(These figures are based upon 18 units figures will be reduced based on the revised number of dwellings)

Obligation	Indicative Assumption for Viability Purposes	Trigger/ Time Limit	Payment Method	Note:
Financial Contribution towards primary education	£to be calculated in accordance with the WSCC formula	50% prior to occupation of the 1 st dwellinghouse and 50% prior to the occupation of the 10 th dwellinghouse	Commuted sum payable to WSCC	Calculated in accordance with the WSCC formula. Contribution to be spent on the provision of a new school in the 1 st instance or school places within Angmering if a new school is not being provided.
Financial contribution towards Secondary Education	£37,991.31	50% prior to occupation of the 1 st dwellinghouse and 50% prior to the occupation of the 10 th dwellinghouse	Commuted sum payable to WSCC	Calculated in accordance with the WSCC formula.
Financial contribution towards Sixth Form	£16,164	50% prior to occupation of the 1 st dwellinghouse and 50% prior to the occupation of the 10 th dwellinghouse	Commuted sum payable to WSCC	Calculated in accordance with the WSCC formula.
Strategic Highways- Improvements to A259	£112,008.69 Proportionate contribution of £3,733,623 requirement for the 600 units	Prior to the occupation of 10 th dwellinghouse	Commuted sum payable to WSCC	Should this development come forward first, the following general highway works are required: - Traffic calming along Roundstone Lane (£277,000) - Works at A280/Water Lane Junction £175,00 max.)
Highway Contributions				

- Contribution to enhancement of Cow Lane	£7,500*	Required prior to 1 st occupation.	Commuted sum payable to WSCC	Improvements to Cow Lane to be provided by WSCC
- Contribution to Angmering Village traffic calming scheme	£4,500*	Required prior to 1 st occupation.	Commuted sum payable to WSCC	* Proportionate contribution per dwelling based on overall contribution required for 600 dwellings.
- Contribution to increase cycle parking capacity as Angmering Railway Station	£450*	Required prior to 1 st occupation.	Commuted sum payable to WSCC	
30% of the homes to be provided as Affordable Housing Minimum 10% to Lifetime Homes standards - 80% rented - 20% intermediate housing	30%	To be transferred to an agreed Registered Provider prior to the occupation of the 10 th dwellinghouse.	On-site delivery	The affordable housing provision is subject to the negotiation and the contributions towards the A259 and the provision of a primary school.
Healthcare contribution	£8242.98* *Proportionate contribution per dwelling based on the requirement of 600 units.	Prior to occupation of 1 st dwellinghouse.	Commuted sum payable to ADC	Contribution would allow for the recruitment of at least 1 whole time equivalent GP and associate staff and redesign of the surgery layout to create additional consulting rooms.
Provision of Open Space/Greenspace/Landscaping Local Area of Play	Quantum to be agreed	Prior to the occupation of 10 th dwellinghouse	On-site delivery	Details of play equipment to be submitted to and approved by ADC.

					Physical provision within development proposals
Setting out responsibility and details for managing and maintaining all open spaces on the site		Prior to commencement of the development.			If transferred to ADC – maintenance contributions to be detailed.
Contribution to secure the provision of 2 Sports Pitches, car park and pavilion/changing rooms adjacent to Palmer Road recreation ground	£36,000* * Proportionate contribution per dwelling based on the requirement of 600 units.	Prior to the occupation of 10 th dwellinghouse	Commuted sum payable to ADC	Additional pitches/improvements to be delivered by ADC/Angmering Parish Council Should it not be possible to deliver additional sports pitches, the existing facilities at Palmer Road will be upgraded.	
Fire and rescue contribution	£394	Prior to the occupation of the 1 st dwellinghouse.	Commuted sum payable to WSCC prior to first occupation	To be spent on improvements to fire services	
Provision of. Fire Hydrants		Delivery of fire hydrants, number and locations to be agreed with WSCC	On-site provision		
Libraries contribution	£4,075*	Prior to the occupation of 10 th dwellinghouse	Commuted sum payable to WSCC	* Proportionate contribution per dwelling based on the requirement of 600 units.	
Swimming Pools contribution	£4,916*	Prior to the occupation of 10 th dwellinghouse	Commuted sum payable to ADC	* Proportionate contribution per dwelling based on the requirement of 600 units.	
Sports halls/Community	£8,013*	Prior to the occupation of 10 th	Commuted sum	* Proportionate contribution per dwelling	

Buildings contribution		dwellinghouse	payable to ADC	based on the requirement of 600 units.
Artificial turf pitches contribution	£988.44*	Prior to the occupation of 10 th dwellinghouse	Commuted sum payable to ADC	* Proportionate contribution per dwelling based on the requirement of 600 units.
Public art for the site	£1,050*	Prior to the occupation of 10 th dwellinghouse	Commuted sum payable to ADC	ADC to provide public art within the site. * Proportionate contribution per dwelling based on the requirement of 600 units.