

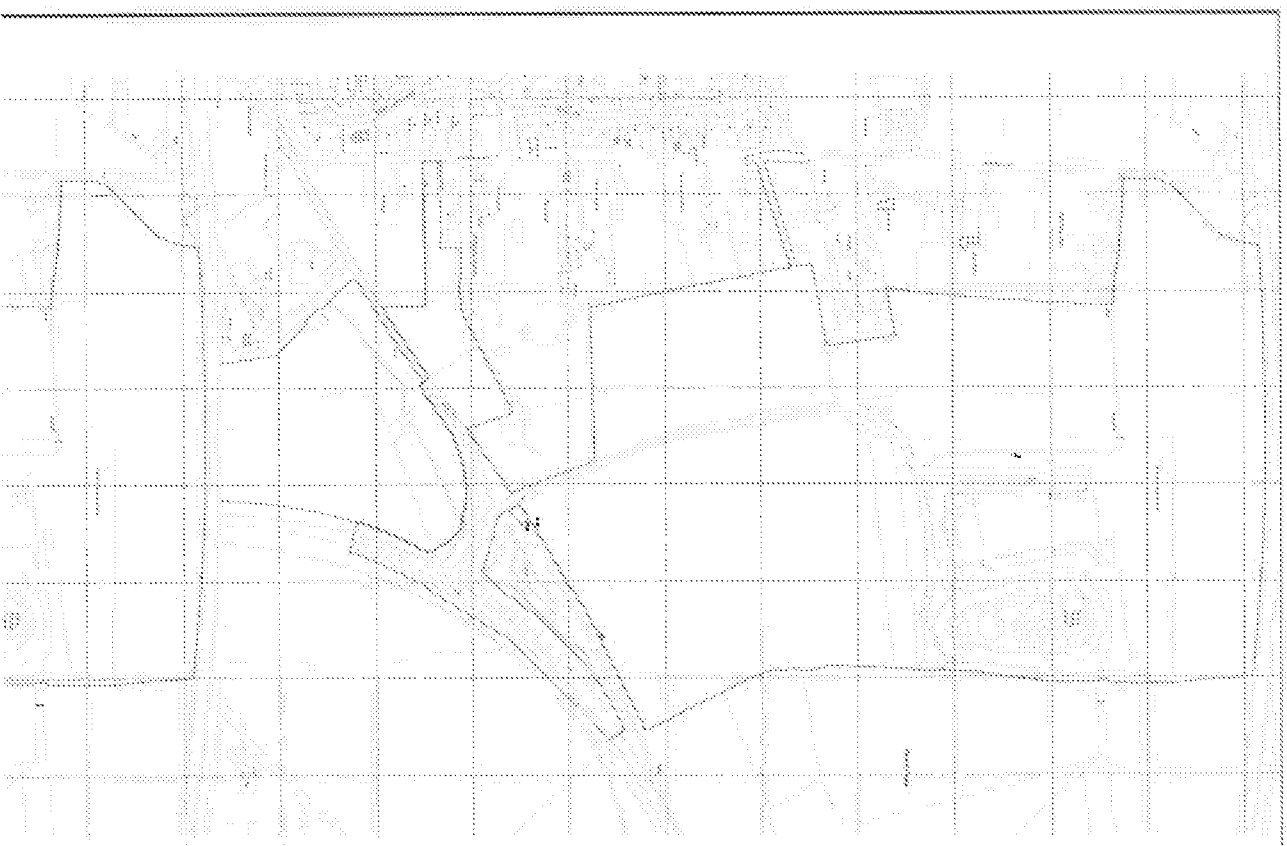
This instruction also gives authority and acts as a heads of terms & a completion statement

Please attach a plan with the site outlined in red and complete a brief description of the development:

Outline planning application (A/A018/OUT) with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 hectares (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping, Land North of Water Lane, Arngemring.

PL10 – S106 Completion Statement
Please distribute completed statement to: Sue Loveday (Deed Store), Ros Bentley (s106 Monitoring Officer), Nicola Spencer (TSU), Claire Rowlands (Finance) and landcharges@arrun.gov.uk

Instruction for Planning s106 Agreement/Deed of Variation/Supplemental Agreement
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Monitoring Officer), Nicola Spencer (TSU), Claire

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This table sets out the Heads of Terms for the S106 Agreement, Deed of Variation or Supplemental Agreement (amend as appropriate)

Financial obligation(s) summary or change	Trigger Point	Amount Due (or formula)	Due to (ADC, WSCC, NHS, other)	Destination/ project	Spending Restriction	Notes
Education:	To pay 25% of the nursery education contribution prior to the Occupation of the first dwelling. To pay the remaining 75% prior to the occupation of the 50th house.	£748,125	West Sussex County Council. Education, Children and Families	Contributions generated by this proposal shall be spent on a new 'early years' facility serving Arngmeing, preferably located alongside the new primary school at Mayflower Park and the site immediately north of Mayflower Park (i.e. Bramley Green) or expansion of existing provision to meet new place requirements based on the provision of 525 dwellings.		

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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.	£2,650,200	West Sussex County Council: Education, Children and Families	To be used towards the provision of a new primary school serving Angmering at Mayflower Park and the site immediately north of Mayflower Park (i.e. Bramley Green) based on the provision of 525 dwellings.		
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	West Sussex County Council: Education, Children and Families	Contributions generated by this proposal shall go towards infrastructure associated with Phase 1 of the new secondary school serving Arun.		
	The indicative financial contribution, based on a SHMA compliant scheme would be 72 x £33,538 =				

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		£2,414,736. (this will be index linked)				
	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.	D/E figure x Additional Child Product = See WSCC response for full text	West Sussex County Council: Education, Children and Families	Contributions generated by this proposal shall be spent on future expansion at the Angmering School Sixth Form.		
Library provision:	Occupation of first dwelling.	£36,437.50	West Sussex County Council: Library Service	Contribution towards the development and enhancement of existing services at Angmering Library.		
Fire & Rescue Services:	Occupation of first dwelling.	Y x (Z / M) = See WSCC response for full text	West Sussex County Council: Fire Service	To be used as a contribution towards the re-development of Littlehampton Fire Station		
Health Care:	Occupation of 75th dwelling.	£575,184	Arun District Council	The contribution will generated by this proposal shall be spent on the expansion of existing facilities		

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				at The Coppice GP Surgery or where existing site constraints and/or building condition restrict further development the CCG seeks to include these necessary and additional works as part of a new integrated community hub facilities.		
Transport:	Prior to occupation of 100 th dwelling	Applicant to deliver		Construction of a new roundabout at the A280/Water Lane junction as shown indicatively on Highway Drawing ITB9105 GA108E.		
	Prior to first occupation	Applicant to deliver.		Highway works to A27 / A280 / Tilmore Lane as shown on Drawing No. ITB 9105-GA-024B.		

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	Prior to 150 th occupation	Applicant to deliver.		Highway works to provide footway on Dappers Lane as shown on Drawing No. ITB 9105-GA-106D.		
	Prior to 150 th occupation	Applicant to deliver.		Provision of dropped kerbs and tactile paving along Merryfield Crescent where they meet other junctions; tactile paving to be provided to cross to Chantryfield Road; provision of tactile paving on Pine Trees Close and Furzeleaf Close; provision of dropped kerbs on Garden Close as shown on Figure NMU1.		
	Prior to occupation of any dwelling	Applicant to deliver.		Footway/cycleway works on Water Lane as shown on		

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	served from Water Lane			Drawing No. ITB9105-GA- 102G.		
	Prior to 450 th occupation	Applicant to deliver.		Works shown on Figure NMMU1 i.e. surfacing of PROW 2149.		
	Prior to 450 th occupation	£120,000	West Sussex County Council – Local Highway Authority	A developer contribution towards the A259 corridor improvement scheme.		
Policing:	Occupation of 225th dwelling.	£7,107.09	Sussex Police	£7,107.09 towards officer start-up equipment cost in the Angmering Neighbourhood Policing Team.		
	Occupation of 225th dwelling.	£9,009	Sussex Police	£9,009 towards officer start-up recruitment and		

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	Occupation of 225th dwelling.	£1,773.10	Sussex Police	training in the Angmering Neighbourhood Policing Team.	
	Occupation of 225th dwelling.	£901	Sussex Police	£901 towards staff start-up recruitment and training at Littlehampton Police Station.	
	Occupation of 225th dwelling.	£58,737.07	Sussex Police	£58,737.07 Premises – towards the cost of the new NPT (Neighbourhood Patrol Team) office within the re-provided Littlehampton police station	
	Occupation of 225th dwelling.	£18,007.50	Sussex Police	£18,007.50 towards the vehicle fleet in the Angmering	

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				Neighbourhood Policing Team.		
Green Infrastructure:	Trigger points will be provided in a Green Infrastructure Space Specification.	Applicant to deliver	Management Company	Provision of Local Areas of Play (LEAPs) and Local Equipped Areas of Play (LEAPs); a Neighbourhood Equipped Area of Play (NEAP) informal open space; pedestrian and cycle links; and SuDS attenuation basins.		
Sport & Leisure:	Occupation of 25th dwelling.	£361,777	Arun District Council: Leisure and Culture	The sports hall contribution will be put towards providing the flexible hall space at a Sports and Community Hub at Palmer Road in Angmering.		

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Occupation of 25th dwelling.	£253,982	Arun District Council: Leisure and Culture	Contribution to increase the capacity of swimming pool changing facility including providing village change spaces as part of the new leisure centre to be provided in Littlehampton.		
Occupation of 50th dwelling.	£34,695	Arun District Council: Leisure and Culture	Contribution towards provision of a new 3G pitch surface and base layer at a new facility at Palmer Road in Angmering, to serve the East of the District.		
Occupation of 50th dwelling	£143,717	Arun District Council: Leisure and Culture	Contribution towards provision of a sports pitch which is agreed to be provided as an		

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				off-site sum to go at a new facility at Palmer Road, to serve the East of the District		
Flood Alleviation Measures:	Occupation of first dwelling	£54,600	West Sussex County Council: Lead Local Flood Authority	Contribution towards the Argymering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Argymering.		
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NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Provision of Affordable Housing on-site		ADC	Arjan De Jong (Housing Officer)
158 affordable units (30% provision) are proposed. The final mix to be determined at reserved matters stage. 75% as affordable rent (118 units) and 25% intermediate housing (40 units).	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.	Arun District Council	158 affordable units on-site
Employment Land			
Marketing Plan and evidence of marketing	No more than 100 occupations until a		

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	Marketing Plan has been submitted and approved in writing for the Employment Land. Not to occupy more than 350 dwellings until it has marketed the Employment Land in accordance with the approved Marketing Plan. The owner covenants to keep records.		
Provision of Services	Prior to the occupation of the 150th housing unit to provide the Services to the Employment Land. Not to cause, allow or permit the occupation of the 150th housing unit until the Services, roads and footways have been provided to the Employment Land, in accordance with a scheme.		
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Other Comments:

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