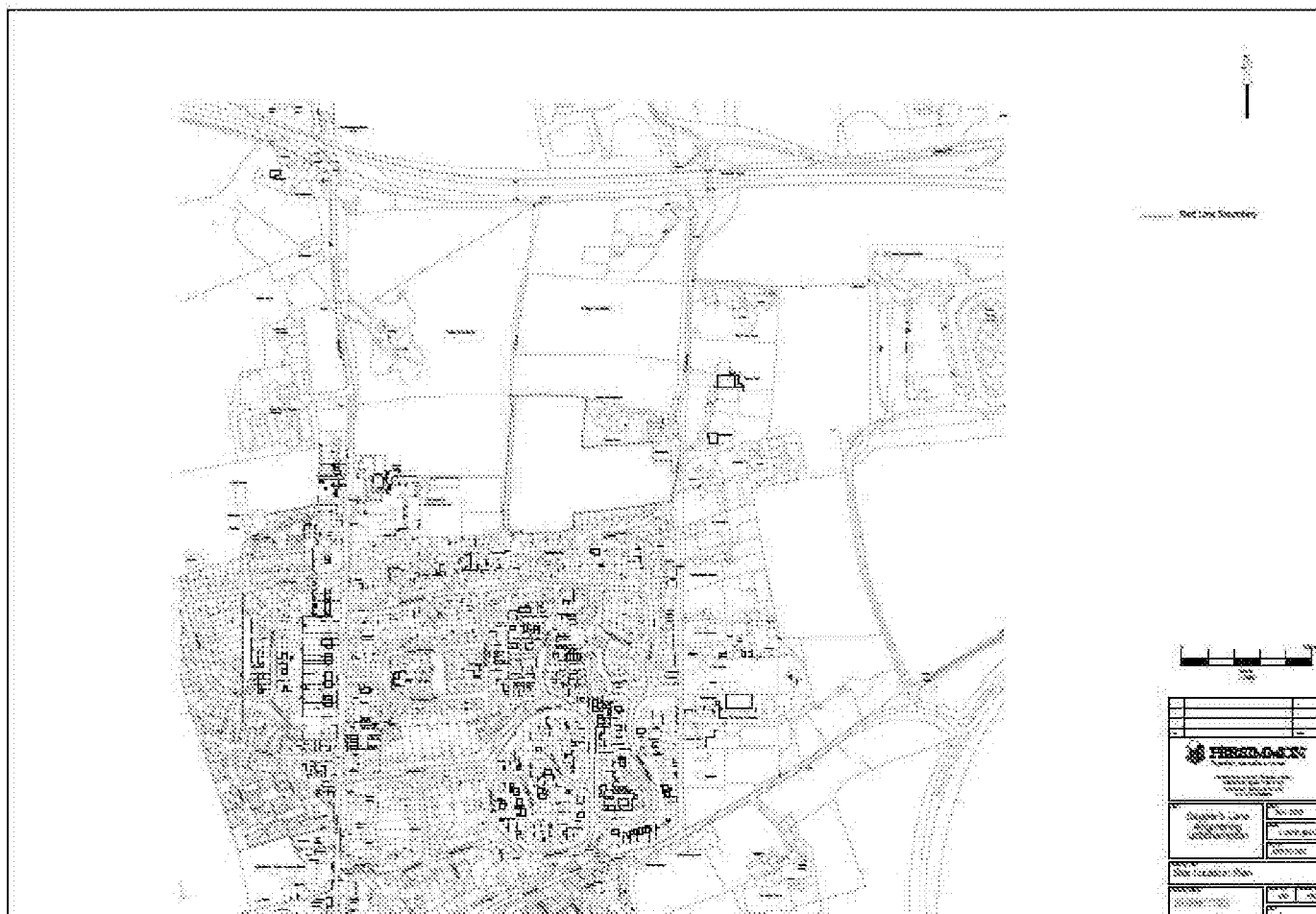


# INSTRUCTION AND AUTHORITY

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Planning Application Ref:<br><b>A/76/20/PL</b>                                                                                                                                                                                                                                                                                                                                                                                                                             | Today's date:<br><b>22/01/2021</b> | 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):<br>Not known                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Planning Officer:<br><b>Michael Eastham</b> |
| <b>What Type of Agreement is it?:</b><br>Please tick <b>one</b> of the following: <ul style="list-style-type: none"> <li><b><u>S106 Agreement</u></b></li> </ul>                                                                                                                                                                                                                                                                                                           |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |
| <b>Who is responsible for this decision?</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |
| (see notes opposite: <b><u>only complete this box and sign here if this is an OFFICER Decision</u></b> )<br><br><div style="border: 1px solid black; height: 100px; width: 100%;"></div> <div style="position: absolute; top: 10px; left: 10px;">x</div> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> (signature of Officer with the power):<br><br>Print Name: xxxxxxxxxxxx<br><br><b>Constitution Issue 8: Part 4 Section 3 Paragraph 3.1.1.</b> |                                    | <b><u>You need to tell Legal Services who is making the Decision on this S106.</u></b><br><br>(NB Pagham Agreements – The authority will not be known at validation stage so please note accordingly – Legal Officer to check later)<br><br><ul style="list-style-type: none"> <li>If this is an OFFICER Decision, sign and print your name in the box opposite  , or</li> <li>If this is a Development Control Decision that has already been made you will need to provide:<br/> <b>Date of Development Control Meeting: 02/12/20</b><br/> <b>Delegated authority to Group Head of Planning (in consultation with the Chairman and Vice Chairman) to grant subject to conditions and S106 substantially in accordance with the terms of the S106 set out in the report with any minor amendments authorised by Group Head of Planning (in consultation with the Chairman and Vice Chairman)</b><br/> <b>Minute Number: xxxxxxxx, or</b> </li> <li>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 '<b>to be advised</b>' if the date has not been set<br/><br/> <b>Date of Future Development Control Meeting: N/A</b> </li> </ul> |                                             |
| Full name(s) of Freeholders/Leaseholders:<br>(ideally the developer will have completed a recent land registry search which should be attached as well)                                                                                                                                                                                                                                                                                                                    |                                    | Names: <ul style="list-style-type: none"> <li>X</li> <li>X</li> <li>X</li> <li>X</li> <li>x</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                             |

- Planning application (A/76/20/PL) for the erection of 84 No. dwellings, public open space, play areas, associated infrastructure and landscaping, Land at Dappers Lane, Angmering.



# **HEADS OF TERMS**

## **DAPPERS LANE, ANGMERING (A/76/20/PL)**

| <b>Financial obligation(s) summary or change</b> | <b>Trigger Point</b>                                                                                                                                                                  | <b>Amount</b>                                                                                                       | <b>Due to (ADC, WSCC, NHS, other)</b> | <b>Destination/ project</b>                                                                                                                                   | <b>Spend by restriction</b>                                                   |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Education Nursery                                | 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.                   | £119,700                                                                                                            | WSCC                                  | Contributions generated by this proposal shall be spent on a new early years' facility serving Angmering, based on the provision of 84 dwellings.             | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Education Special School Facilities              | To pay 25% of the education special school facilities contribution prior to the Occupation of the first dwelling. To pay the remaining 75% prior to the occupation of the 50th house. | £101,427                                                                                                            | WSCC                                  | To be used towards extending / developing existing Special Support Centres or special school facilities serving Angmering.                                    | Ten (10) years of the date of receipt of final instalment of the Contribution |
| 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.                   | £479,999                                                                                                            | WSCC                                  | To be used towards the provision of a new primary school in Angmering Village or towards expansion of one of the schools immediately serving the development. | 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<br><br>Using the prescribed formula = £451,743 | WSCC                                  | Contributions generated by this proposal shall go towards infrastructure associated with 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                                                                                                                                    | DfE figure x Additional Child Product =                                                                             | WSCC                                  | Contributions generated by this proposal shall go                                                                                                             | Ten (10) years of the date of                                                 |

|               |                                                                                                                                                         |                                                                                                          |                       |                                                                                                                                                                                            |                                                                               |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|               | the Occupation of the first dwelling. To pay the remaining 75% prior to the occupation of the 50th house.                                               | See WSCC response for full text<br><br>Using the prescribed formula = £67,877                            |                       | towards future expansion at The Angmering School Sixth Form.                                                                                                                               | receipt of final instalment of the Contribution                               |
| Libraries     | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | Using the prescribed formula = £15,750                                                                   | 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 | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | $Y \times (Z / M) =$<br><br>See WSCC response for full text<br><br>Using the prescribed formula = £2,177 | 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 Contribution |
| Transport     | To be delivered prior to occupation of the first dwelling.                                                                                              | Developer to provide.                                                                                    | Developer to provide. | Mitigation measures required at the A27/The Causeway roundabout at Arundel, which consist of white line improvements.                                                                      | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Transport     | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £302,400                                                                                                 | WSCC                  | Developer contributions should go towards improvements to either:<br>- the A280/A27/Long Furlong junction or;<br>- A259 junctions: (A259/Station Road Roundabout or A259/A280 Roundabout). | 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.                                                                                              | Developer to provide.                                                                                    | Developer to provide. | The provision of a new pedestrian crossing with dropped kerbs and tactile paving on the pedestrian desire line on Pine Trees Close. <i>(A plan of these works is to be provided in the</i> | Ten (10) years of the date of receipt of final instalment of the Contribution |

|          |                                                                                                                                                         |                                                                                                                                                                                                                      |                                                   |                                                                                                                                                                                                                                                                                                                                 |                                                                               |
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|          |                                                                                                                                                         |                                                                                                                                                                                                                      |                                                   | <p><i>Section 106 Agreement).</i></p> <p>The provision of tactile paving at the existing crossings at:</p> <ul style="list-style-type: none"> <li>- the Arundel Road / Furzefield Close Junction,</li> <li>- the Arundel Road / Chantryfield Road Junction and</li> <li>- the Arundel Road / Lansdowne Way Junction.</li> </ul> |                                                                               |
| NHS      | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | <p>£92,554</p> <p>The contribution is based on a pro rata basis, so all housing developments have a proportionate contribution level. The method for this has been reviewed and approved by the District Valuer.</p> | ADC (& the money will be transferred to the NHS). | Contribution towards the Willow Green / GP premises supporting Angmering site expansion.                                                                                                                                                                                                                                        | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Policing | Occupation of 42 <sup>nd</sup> dwelling                                                                                                                 | £2,217,18                                                                                                                                                                                                            | ADC                                               | Contribution towards officer start-up equipment, 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 42 <sup>nd</sup> dwelling                                                                                                                 | £487.33                                                                                                                                                                                                              | ADC                                               | Contribution towards support staff start-up equipment, recruitment and training at Littlehampton Police Station.                                                                                                                                                                                                                | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Policing | Occupation of 42 <sup>nd</sup> dwelling                                                                                                                 | £8,975.03                                                                                                                                                                                                            | ADC                                               | Contribution towards officer and support staff to be based at Littlehampton Police Station.                                                                                                                                                                                                                                     | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Policing | Occupation of 42 <sup>nd</sup> dwelling                                                                                                                 | £2,869.44                                                                                                                                                                                                            | ADC                                               | Contribution towards the cost of one additional vehicle in the Angmering                                                                                                                                                                                                                                                        | Ten (10) years of the date of receipt of                                      |

|                         |                                                                                                                                                         |                                                                                                                                                              |                    |                                                                                                                                                                                                                                                          |                                                                               |
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|                         |                                                                                                                                                         |                                                                                                                                                              |                    | Neighbourhood Policing Team.                                                                                                                                                                                                                             | final instalment of the Contribution                                          |
| Green Infrastructure    | Trigger points will be provided in a Green Infrastructure Space Specification.                                                                          | Applicant to deliver                                                                                                                                         | Management Company | Provision of a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP); pedestrian link onto the existing PROW to the west of the site; and a surface water attenuation basin. Formation of landscaped plot and public open space (POS) areas. | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Sports Halls            | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £31,677<br><br>The Sports Hall / Flexible Activity Space contribution was derived using the Active Places Power (Sport England) Sport Facility Calculator.   | ADC                | The sports hall contribution will be put towards providing the studio / flexible hall space at a Sports and Community Hub at Palmer Road in Angmering.                                                                                                   | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Swimming Pools          | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £34,073<br><br>The Swimming Pools Contribution was derived using the Active Places Power (Sport England) Sport Facility Calculator.                          | ADC                | Contribution to increase the capacity of swimming pool changing facility provision for the District.                                                                                                                                                     | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Health & Fitness        | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £10,400<br><br>The Health & Fitness contribution was derived using the Arun District SPD Health & Fitness Calculator.                                        | ADC                | Contribution towards Health & Fitness facilities at a Sports and Community Hub at Palmer Road in Angmering.                                                                                                                                              | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Artificial Turf Pitches | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £8,043 plus £5,260 maintenance costs (total sum for 20 years)<br><br>The Artificial Turf Pitch contribution was derived using the Active Places Power (Sport | ADC                | 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.                                                                                                | Ten (10) years of the date of receipt of final instalment of the Contribution |

|                            |                                                                                                                                                         |                                                                                                                                                                                                 |      |                                                                                                                                                                                      |                                                                               |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|                            |                                                                                                                                                         | England) Playing Pitch Calculator.                                                                                                                                                              |      |                                                                                                                                                                                      |                                                                               |
| Natural Grass Pitches      | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £21,291 plus £88,520 maintenance costs (total sum for 20 years)<br><br>The Natural Grass Pitch contribution was derived using the Active Places Power (Sport England) Playing Pitch Calculator. | ADC  | Contribution towards provision of a natural grass pitch which is agreed to be provided as an off-site sum to go at a new facility at Palmer Road, to serve the East of the District. | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Ancillary Facilities       | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £48,019<br><br>The Ancillary Facilities contribution was derived using the Active Places Power (Sport England) Playing Pitch Calculator.                                                        | ADC  | Contribution towards provision of ancillary facilities (changing rooms and car parking) at a new facility at Palmer Road in Angmering, to serve the East of the District.            | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Public Art                 | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £3,237.50<br><br>(based on 84 dwellings or 185 population [84 x 2.2 = 184.8 or 185] 185 x £17.50 = £3,237.50).                                                                                  | ADC  | Contribution towards public art in Angmering.                                                                                                                                        | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Flood Alleviation Measures | To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units. | £15,733<br>(based on £185 per dwelling).                                                                                                                                                        | WSCC | Contribution towards the Angmering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Angmering.                            | Ten (10) years of the date of receipt of final instalment of the Contribution |
| Monitoring (ADC)           | Prior to commencement.                                                                                                                                  | £6,600                                                                                                                                                                                          | 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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------------|
| <p><b>Affordable Housing:</b></p> <p>25 affordable units (30% provision).</p> <p><u>Rented:</u></p> <p>12 x 2 bed houses;<br/>6 x 3 bed houses.</p> <p><u>Shared Ownership:</u></p> <p>4 x 2 bed houses;<br/>3 x 3 bed houses.</p>                                                                                           | <p>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.</p> | <p>ADC</p>                | <p>ADC Housing</p>                       |
| <p><b>Unadopted Highway:</b></p> <p>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.</p> |                                                                                                                                                                      | <p>WSCC</p>               |                                          |