

Instruction for Planning s106 Agreement/Deed of Variation/Supplemental Agreement This instruction also gives authority and acts as a heads of terms & a completion statement

Planning Application Ref: A/99/17/OUT	Today's date: 06/03/2019
Date of Agreement (or original deed/agreement if variation/supplemental): Section 106 Agreement to be completed by ADC's Legal Services 06/03/2019.	
Completed Deed relating to: <i>Land South of Water Lane, Angmering. D5c</i>	Seal Register Number: (to be inserted by Legal) <i>114/2019</i>
Legal Ref: <i>CMS 6331</i>	Statement completed by: 
Delegated authority:  (please sign)	Please refer to instructions on S If the signing authority is from a committee decision, please attach the relevant committee minutes to this form as evidence.
Full name of Freeholders/Leaseholders: (ideally the developer will have completed a recent land registry search which can be attached as well)	
Please attach a plan with the site outlined in red and complete a brief description of the development:	
Outline planning application (A/99/17/OUT) with some matters reserved (access only) for development of up to 175 residential dwellings, public open space, play areas with associated infrastructure including roads, drainage and landscaping – Land South of Water Lane, Angmering.	

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@arun.gov.uk

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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 to (ADC, WSCC, NHS, other)	Destination/ project	Spend by restriction
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.	£249,375	West Sussex County Council: Education, Children and Families	Contributions generated by this proposal shall be spent on a new early years' facility serving Angmering, located alongside the new primary school at Mayflower Park and the site immediately north of Mayflower Park (i.e. Bramley Green).	
	To pay 25% of the primary education contribution prior to the Occupation of the first	£883,400	West Sussex County Council: Education, Children and Families	Contributions generated by this proposal shall be spent on the second phase of a new primary school serving Angmering	

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	dwelling. To pay the remaining 75% prior to the occupation of the 50 th house.			accommodated on 2 hectares of land provided by Angmering Parish Council at Mayflower Park and the site immediately north of Mayflower Park (i.e. Bramley Green).	
	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.	£769,300	West Sussex County Council: Education, Children and Families	Contributions generated by this proposal shall go towards fixtures, fittings and equipment associated with Phase 1 of the new secondary school serving Arun.	
	To pay 25% of the Sixth Form contribution prior to the Occupation of the first dwelling. To pay	DfE 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 go to the infrastructure related to the future expansion at The Angmering School Sixth Form.	

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	the remaining 75% prior to the occupation of the 50th house.					
Library provision	Occupation of first dwelling	£32,812.50	West Sussex County Council: Library Service	Contribution towards the development and enhancement of existing services at Angmering Library.		
Health Care	Occupation of 25 th dwelling	£187,194	Arun District Council	The contribution will be funding toward the infrastructure development of part of an extension to the Angmering site / re-development to cover for residents that require a specific on the day appointment for medical care.		

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Fire and Rescue	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.	
Policing	Occupation of 75 th dwelling	£22,751,63	Sussex Police	£2,239.81 towards the costs of an additional officer to work in the Angmering Neighbourhood Policing Team.	
	Occupation of 75 th dwelling		Sussex Police	£312.90 towards the cost of 1 additional support staff member to be based at Littlehampton Police station.	
	Occupation of 75 th dwelling		Sussex Police	£14,562.45 towards the cost of adapting/converting space in Bognor Regis police station to form the new Arun NRT (Neighbourhood Response Team) office.	

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Transport	Occupation of 75 th dwelling	Sussex Police	£5,594.75 towards the purchase of an additional vehicle for use by the Angmering Neighbourhood Policing Team.	
	Occupation of 125 th dwelling	Applicant to deliver.	Highway works to A280 / Water Lane Signal Improvement (Drawing ITB9105-GA-021B)	
	Occupation of 125 th dwelling	Applicant to deliver.	Highway works to A27 / A280 / Titnore Lane as shown on Drawing No. ITB 9105-GA-023	
	If prior to 125th occupation, development has commenced at Land North of Water Lane and it secures delivery of Highway works to A27 / A280 / Titnore Lane as shown on			

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	Drawing No. ITB 9105-GA-024.(the alternative highway scheme) then the obligation to deliver the works shown on Drawing ITB9105-GA-023 falls away.				
	Occupation of 50th dwelling	Applicant to deliver.		Highway works to Weavers Hill - Bus Stop Improvement: i.e. re-locating bus stop (Drawing ITB9105-GA-026A)	
	If prior to 125 th occupation, development has	£399,726.75 (Index Linked)	WSCC (Highway Authority)	HW1 Commuted Sum ⁿ :	

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ARUN DISTRICT COUNCIL A/99/17/OUT

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	occupation, development has commenced at Land North of Water Lane the 3.0 metre wide shared use footway / cycleway shall be implemented with footways / cycleways being constructed on the eastern side of the site access road to Water Lane.	deliver.		3.0 metre wide shared use footway / cycleway to be constructed as shown on Drawing number ITB9105-GA-108 Rev. E, onto Water Lane which would link the application site on Land to the South of Water Lane to the Land North of Water Lane.		
Green Infrastructure	Occupation of 50th dwelling	Applicant to deliver.	Management Company	Provision of 6 Local Areas of Play (LAPs) and 1 Local Equipped Area of Play (LEAP); informal open space; a central village green; a central north / south pedestrian and cycle link; and SuDS attenuation basins.		

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	Occupation of 50 th dwelling	£35,000	Arun District Council: Leisure and Culture	Allocation towards erection of fencing or the like at Palmer Road Recreation Ground MUGA.	
	Occupation of 50 th dwelling	Contribution of £200,000 which would be the total cost for the re- provision of the BMX track, Skatepark and the Adult Fitness Equipment.	Arun District Council: Leisure and Culture	(a) re-providing the existing BMX Track - total cost of £70,000 . (b) re-providing the Skate park - total cost of £120,000 ; and (c) the movement of the Adult Fitness Equipment from the site of the proposed primary school - total cost of £10,000 . Items a), b) and c) would be re- provided on land owned by the Parish Council immediately west of Mayflower Park).	
Sport & Leisure:	Occupation of 25 th dwelling	£12,743	Arun District Council: Leisure and	Contribution to increase the	

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			Culture	number of health & fitness stations and increase the gym changing facilities as part of the new larger leisure centre to be provided in Littlehampton.	
Occupation of 25 th dwelling	£20,336	Arun District Council: Leisure and Culture	Contribution to increase the level of swimming pool changing facility and provide village change spaces as part of the new leisure centre to be provided in Littlehampton		
Occupation of 50 th dwelling	£11,596	Arun District Council: Leisure and Culture	Contribution towards provision of a new 3G pitch surface and base		

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	Occupation of 50 th dwelling	£47,833	Arun District Council: Leisure and Culture	Contribution towards the Palmer Road recreation ground, specifically to improve the quality of the sports pitches to alleviate overplay through improved maintenance and drainage work; and reconfigure the pitches to better accommodate youth 11v11 users.	layer at a new facility at Palmer Road, to serve the East of the District.	
Flood Alleviation Measures:	Occupation of first dwelling	£13,650	West Sussex County Council: Lead Local Flood Authority	Contribution towards the Angmering Flood Risk Management Project to deliver sustainable water management for		

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					the Black Ditch catchment through Angmering.		
Right click above to insert extra rows							

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Provision on-site (30%) of 53 affordable homes 50% rented and 50% intermediate housing by means of an Affordable Housing Master Plan.	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	Housing Officer
Right click above to insert extra rows			
Other Comments:			