
Land west of New Barn Lane, North Bersted

Submission of Reserved Matters pursuant to outline consent (BE/18/17/PL)

Summary of Section 106 obligations

June 2018

Land west of New Barn Lane, North Bersted
Summary of Section 106 obligations
On behalf of
Linden Homes South

Suite 43 OVIC
4 Ocean Way
Southampton
SO14 3JZ

Ref: 28189/A3/JS

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1.0 INTRODUCTION

- 1.1 The outline planning application under ref. BE/142/15/OUT on 24 February 2016 was granted subject to a Section 106 agreement that was signed on the same date. This agreement included specific obligations with regards to infrastructure contributions, as well as the provision of affordable housing and additional detail with regard to open space and public amenity space.
- 1.2 The outline permission was subsequently amended under ref. BE/18/17/PL, which included a Deed of Variation signed 3 May 2017. This amendment allowed for alterations to the approved vehicular access, and did not amend the obligations imposed at the time of outline permission being granted.
- 1.3 The purpose of this document is to set out clearly the aforementioned obligations.

2.0 SUMMARY OF PLANNING OBLIGATIONS

Infrastructure contributions

- 2.1 The Section 106 agreement requires infrastructure contributions to be made. The amount of contributions sought for each infrastructure type is to be confirmed by the District Council during the course of the Reserved Matters application, and shall be subject to indexation.

Contribution	Detail	Payment trigger
Health	For growth and continuity of GP primary care services in Bersted, Maywood and Bognor health centre areas.	50% payable on occupation of 35th dwelling 50% payable on occupation of 70th dwelling
Education	Primary - improvements at South Bersted Primary School.	Prior to occupation of 1 st dwelling
	Secondary - additional equipment at The Regis School.	
	Sixth Form - additional equipment at The Regis School.	
Library	Towards a Tier 7 library facility in a community building in Bersted.	Prior to occupation of 1 st dwelling
Footpath	Improvement of PROW running alongside southern boundary and improvement to wider PROW system within vicinity of site.	Prior to occupation of 1 st dwelling
Traffic Regulation Order	Promote and Advertisement of a Traffic Regulation Order for installation of waiting restrictions within vicinity of site, if monitoring deems these as necessary.	If necessary post occupation of development.
Fire Service	Towards the re-development or location for fire stations and vehicles and equipment in West Sussex Fire Rescue Service Southern Area. Plus installation of 3 fire hydrants.	Prior to occupation of 1 st dwelling

Affordable housing

- 2.2 The Section 106 agreement requires that a scheme for the provision of Affordable Housing be submitted and approved prior to the commencement of development.
- 2.3 The scheme shall allocate no less than 30% of the dwellings within the site as Affordable Housing Units in accordance with the Affordable Housing Tenure Mix of 50% Affordable Rent and 50% Intermediate Housing, or as otherwise agreed.

Other obligations

- 2.4 The Section 106 agreement further requires the following schemes to be submitted to the District Council for approval prior to commencement of development.

Amenity space scheme

- 2.5 Prior to the commencement of development, an Amenity Space Scheme shall be submitted and approved by the District Council.
- 2.6 The scheme would include precise boundaries of the amenity space, detailed plans of the space and a programme for delivering amenity space.

Open space scheme

- 2.7 Prior to the occupation of development, an Open Space Scheme shall be submitted and approved by the District Council.
- 2.8 The scheme would include the boundaries of the open space/structural landscaping, the details plans and specifications for the construction and planting of the landscaping, a programme for the delivery of the scheme and the maintenance and management of the open space and landscaping.

3.0 CONCLUSION

- 3.1 The technical considerations with regard to highways, infrastructure and affordable housing were considered at outline stage.
- 3.2 A Section 106 agreement was agreed which secured infrastructure contributions, as detailed previously, as well as the provision of affordable housing and amenity and open space schemes.

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