

HEADS OF TERMS

P/30/19/OUT

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project	5% or £15,000 for related projects	Spend by restriction
Affordable Housing		30% (thirty percent) of the Dwellings within the Development to be provided (subject to the terms of this Agreement) as Affordable Housing with a tenure split of: Affordable Rented Housing Units 75%; and Intermediate Housing Units 25%	ADC		N/A	
Early Years	TBC by WSCC	£470,250	WSCC	Towards the delivery of an early years facility serving the Development as set out in the Arun Infrastructure Delivery Plan 2017.	N/A	Ten (10) years of the date of receipt of the Contribution.
Education (Secondary)	TBC by WSCC	To be calculated using the following formula; DfE Figure x ACP	WSCC	The contribution shall be spent on design and feasibility work for the provision of a new secondary school to serve the district and the implementation of access.	N/A	Ten (10) years of the date of receipt of the Contribution.
Education (Sixth Form)	TBC by WSCC	To be calculated using the following formula; DfE Figure x ACP	WSCC	The contribution shall be spent on expansion of Felpham Community College.	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC (Primary Education)	TBC by WSCC	£1,678,500	WSCC	Towards the construction of the Primary School on the Primary School Land or the construction of such other new primary school or extension to a primary school serving the	N/A	Ten (10) years of the date of receipt of the Contribution.

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				Development as the County Council and the Owners shall agree.		
Libraries	TBC by WSCC	£25,000	WSCC	Provision of Tier 7 library facility to serve Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
Fire & Rescue	TBC by WSCC	To be calculated using the following formula; $Y \times (Z / M)$	WSCC	Towards the redevelopment of Bognor Regis Fire Station.	N/A	Ten (10) years of the date of receipt of the Contribution.
Police Contribution	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to occupations of 33%, 66% and 100% of the dwellings in that phase.	Total contribution of £47,108.93	ADC	• Officer start-up equipment cost - £4,048.89 • Officer start-up recruitment and training - £5,132.40 • Staff start-up equipment cost - £1,355.90 • Staff start-up recruitment and training - £689 • Premises - £22,164.17 • Fleet - £10,290 • ANPR - £3,428.57	N/A	
Access Management Contribution at Pagham Harbour	Prior to the occupation of the first dwelling.	£871 per dwelling (total contribution of £261,300 for 300 dwellings)	ADC	Towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the Development.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (Pools)	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to occupations of 33%, 66% and 100% of the dwellings in that phase.	£145,020	ADC	Expansion and reconfiguration of the wet side changing rooms at Arun Leisure Centre.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (Sports halls)	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to occupations of 33%, 66% and 100% of the dwellings in	£134,679	ADC	Expansion and reconfiguration of the ground floor dry side main public changing rooms, to increase capacity and overall customer experience at Arun Leisure Centre.	N/A	Ten (10) years of the date of receipt of the Contribution.

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	that phase.					
Leisure (3G Pitch)	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to occupations of 33%, 66% and 100% of the dwellings in that phase.	£19,818	ADC	Financial contribution towards the pitch surface and base layer of a new 3G playing pitch facility in the western analysis area, within the catchment of Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
NHS	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to occupations of 33%, 66% and 100% of the dwellings in that phase.	£402,673	ADC	Contribution towards the infrastructure needs of managing GP consultant health care at Grove House GP Surgery or provision of new healthcare facilities at strategic allocation SD3 west of Bersted or the expansion or relocation of the Arthur Griffith Clinic at Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC Highways Contributions	Contribution to be paid prior to the occupation of the 100 th dwelling.	£158,224.73	ADC	• Towards the enhancement of the Pagham Road/Sefter Road priority junction. • Towards the enhancement of the Pagham Road/Lower Bognor Road junction.	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC Footpath contribution	Contribution to be paid prior to the occupation of the 150 th dwelling.	£30,612	ADC	Upgrade of public rights of way 100, 106 and 104 to enable creation of an off road cycle route.	N/A	Ten (10) years of the date of receipt of the Contribution.
Playing Pitch Contribution	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to occupations of 33%, 66% and 100% of the dwellings in that phase.	£82,092	ADC	Towards pitch and changing room improvements at Avisford recreation ground.	N/A	Ten (10) years of the date of receipt of the Contribution.
MUGA Contribution	Staged payments of 33%, 33% and 34% of the total contribution for	£33.33 per dwelling (total of £9,999 for a 300 dwelling development).	ADC	Towards the installation of fencing around the existing MUGA at Avisford Recreation Ground.	N/A	Ten (10) years of the date of receipt of the Contribution.

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	each phase prior to occupations of 33%, 66% and 100% of the dwellings in that phase.					
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NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Junction improvement works to B2166 with Vinnetrov Road through the widening of the western entry arm as shown on - Drawing No. 14 'Proposed mitigation works – B2166 Vinnetrov Road' drawing no. 1616/14.	Prior to the occupation of the 100 th dwelling.	Works	WSCC/ADC
Upgrade of local bus stops on Pagham Road at Hook Lane junction to provide northbound bus stop with raised kerbs and bus timetable information and southbound bus stop with new layby, raised kerbs and timetable information. Upgrade of local bus stops on Hook Lane near Hook Lane Close and on Lodsworth Road to include raised kerbs.	Prior to the occupation of the 100 th dwelling.	Works	WSCC/ADC
Whyke Hill Junction Contribution Agreement - means a Highways Agreement under section 38 and/or section 278 of the Highways Act 1980 or such other enabling powers as may be appropriate having regard to the item of highways works in question between the Owners and/or the Developer and Highways England which secures the payment of the Whyke Hill Junction Contribution to Highways England	Prior to the commencement of the development.	Highways England	ADC
Public Open Space Scheme – establishing the provision of public open space and (where applicable) sports pitches within or associated with the development. Including submission of a 25 year management plan for the open space, setting out the costed prescriptions for delivering appropriate public access and providing clear commitments from appropriately qualified operators to implement the prescriptions.	Prior to the commencement of development of any dwelling	ADC	ADC
Public Open Space Scheme - establishing the provision of public open space and play provision. To incorporate 1 no. enhanced LEAP consisting of 9 pieces of play experiences.	Prior to the commencement of development of any dwelling	ADC	ADC

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Including submission of a 25 year management plan for the open space, setting out the costed prescriptions for delivering appropriate public access and providing clear commitments from appropriately qualified operators to implement the prescriptions.			
The below is only applicable if members consider the highways mitigation package as insufficient to address the impact of the development upon the highways network. To submit a monitoring scheme to the County Council for approval in writing in respect of: a) The changes in traffic using the Pagham Road Corridor. b) The changes in recorded personal injury accidents (as recorded by Sussex Police) occurring along the Pagham Road Corridor. Once the County Council has approved a Monitoring Scheme (The approved monitoring scheme) to implement the respective Approved Monitoring Scheme as follows; In respect of: a) The changes in traffic using the Pagham Road Corridor prior to or upon commencement of construction on site, upon occupation of 50% of the development and upon full occupation of the development. b) The changes in recorded personal injury accidents occurring along Pagham Road Corridor prior to or upon commencement of construction on the site, upon occupation of 50% of the development and upon full occupation of the development. In the event that the above monitoring identifies a material worsening in highway safety compared with the baseline assessment undertaken prior to the commencement of development, the County Council shall instruct Hallam (or their successor in title) to prepare and implement a highway safety scheme (the cost of which shall be capped at £100,000) for Pagham Road or make a contribution of £100,000 towards measures to improve highway safety along Pagham Road as proposed by West Sussex County Council. The highway safety scheme			

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shall be implemented in accordance with a timetable submitted to and approved by West Sussex County Council.			
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