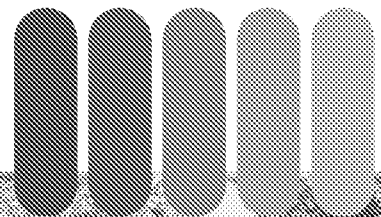


Draft Heads of Terms

January 2017



HOOK LANE PAGHAM

on behalf of
Hallam Land Management Ltd



LRM
PLANNING
LIMITED

HOOK LANE, PAGHAM PLANNING OBLIGATIONS DRAFT HEADS OF TERMS

HALLAM LAND MANAGEMENT LIMITED

January 2017



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1 INTRODUCTION

- 1.1. Hallam Land Management Limited has submitted an outline planning application for residential development at Hook Lane, Pagham.
- 1.2. The submitted application seeks planning permission for:

The construction of up to 300 new homes, a care home of up to 80 beds, 4,000 sq.m of D1 use class including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.
- 1.3. Matters not reserved for subsequent approval relate to vehicular access from Hook Lane and Pagham Road.
- 1.4. It is intended that a Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) will be prepared as part of the planning permission. This will be entered into by the Applicant, the landowner, Arun District Council and West Sussex County Council. The purpose of this document is to serve as a live record of Heads of Terms suggested for this proposed Agreement which will be required to be entered into.
- 1.5. The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. The obligations proposed will be in accordance with CIL Regulation 122 and the NPPG. The obligations will also take into account evidence contained in the various documents submitted to the local planning authority with the planning application.
- 1.6. Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. Presently there is no Community Infrastructure Levy in Arun District. If such a Levy were progressed and adopted by the local authority it would require a levy to be paid that would mean certain matters identified here would not be secured by means of a planning obligation.
- 1.7. The Draft Heads of Terms and obligations are set out in the following sections:

2 PUBLIC OPEN SPACE

- 2.1 Identification of areas generally in accordance with the Parameters Plan (areas of play, equipped areas of play, informal recreation space, incidental open space).
- 2.2 Triggers for provision and completion of Public Open Space.
- 2.3 Specification for respective areas of open space to be agreed.
- 2.4 Arrangements for the long term maintenance of the individual areas and types of Public Open



Space – management company / transfer to LA / other.

- 2.5 Calculation of commuted sum (formula based) in the event of transfer to LA.
- 2.6 Financial contribution towards improvements towards off site recreational provision in lieu of on-site provision (if required).

3 MOVEMENT AND ACCESS

- 3.1 Specification for new highway infrastructure (to be defined) to be agreed.
- 3.2 Matters in relation to off site highway works – financial contributions / improvements – linkage / cross reference / deferral to S38/S278 agreements.
- 3.3 Public transport – financial contributions for off site provision (upgrade / enhancement Hook Lane / Pagham Road).

4 EDUCATION

- 4.1 Provision of land for construction of primary school and/or financial contribution towards primary school provision.
- 4.2 Financial contribution towards secondary school provision (if required).

5 AFFORDABLE HOUSING

- 5.1 Proportion of total dwellings that would be affordable.
- 5.2 Breakdown of affordable housing by dwelling type, size and tenure.
- 5.3 Arrangements for the provision of affordable housing.
- 5.4 Sequence and approximate timing of affordable housing completions.

6 D1 USES

- 6.1 Identification and reservation of land for the D1 uses generally in accordance with the parameter plans.



- 6.2 Specification of uses permissible within the local centre(s) – marketing / review period.
- 6.3 Timing of making available land at the local centre(s) generally in accordance with the phasing plan.