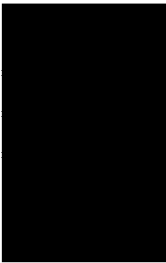


**Instruction for Planning S106 Agreement/Deed of Variation/Supplemental Agreement**  
This instruction also gives authority and acts as a heads of terms & a completion statement

|                                                                                                                                                                      |                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Application Ref: Y/20/18/OUT                                                                                                                                | Today's date: 13/06/18                                                                                                                                                                                                                  |
| Date of Agreement (or original deed/agreement if variation/supplemental):                                                                                            | 28 February 2018                                                                                                                                                                                                                        |
| Completed Deed relating to: <i>Land at Bonhams Hoe Lane, Flansham Bognor Regis PO22 8NP</i>                                                                          | Seal Register Number: 18/2019                                                                                                                                                                                                           |
| Legal Ref: 6731                                                                                                                                                      | Statement completed by: Simon Davis                                                                                                                                                                                                     |
| Delegated authority:                                                              |                                                                                                                                                                                                                                         |
| Authorised – The Terms as set out in the engrossed Section 106 Agreement on 28.1.2019                                                                                | Agent is Robin Reay of Luken Beck, <a href="mailto:robinreay@lukenbeck.com">robinreay@lukenbeck.com</a> , 02380 633 440                                                                                                                 |
| Full name of Freeholders/Leaseholders:<br>(ideally the developer will have completed a recent land registry search which can be attached as well)                    | Applicant is: Mr Edward Van der Wee, Pallant Homes Ltd, Peregrine House, Ford Lane, Ford, Arundel, BN18 0DF<br><br>Certificate B served on:<br><br>Mr Victor Coutin, Bonhams, Hoe Lane, Flansham, Bognor Regis, PO22 8NP (as landowner) |
| Please attach a plan with the site outlined in red and complete a brief description of the development:<br><b>Instructing Planning Officer to complete this box.</b> |                                                                                                                                                                                                                                         |
| Land adjacent to Bonhams & Flints, Hoe Lane, Flansham, Felpham, Bognor Regis, PO22 8NP                                                                               |                                                                                                                                                                                                                                         |

*Revised -*

PL10 – S106 Instruction Form and Completion Statement *David Loy*  
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](mailto:landcharges@arun.gov.uk)

# 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

This table sets out the Heads of Terms for the S106 Agreement, Deed of Variation or Supplemental Agreement (amend as appropriate)

*In the case of complex strategic developments this table may initially be only partially completed upon instruction to legal. A fully completed version will be sent before completion of deed.*

| FINANCIAL Obligation or Change to existing obligation                                                                                                               | Due to (ADC, WSCC, NHS, other) | Amount Due (or formula)                                                                 | Trigger Point                                                                           | Project                                                      | Spending restriction |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------|
| Primary Education Contribution                                                                                                                                      | WSCC                           | DfE Figure x Additional Child Product =<br><br>See attached WSCC Response for full text | On or before First Occupation of the first Dwelling Unit                                | Additional equipment at Bishop Tufnell CofE School.          |                      |
| Secondary Education Contribution                                                                                                                                    | WSCC                           | DfE Figure x Additional Child Product =<br><br>See attached WSCC Response for full text | On or before First Occupation of the first Dwelling Unit                                | Additional equipment at Felpham Community College.           |                      |
| 6 <sup>th</sup> Form Education Contribution                                                                                                                         | WSCC                           | DfE Figure x Additional Child Product =<br><br>See attached WSCC Response for full text | On or before First Occupation of the first Dwelling Unit                                | Additional equipment at Felpham Community College Sixth Form |                      |
| Public Open Space (POS). Either:<br><br>(1) Management plan for the forward maintenance of the POS & LAP which details the management regime and responsibility; or | ADC                            | See 1 <sup>st</sup> column                                                              | The Trigger Point for ADC Public Open Space (1) is:<br><br>"Not more than 28 days after | On-site POS                                                  | n/a                  |

PL10 – S106 Instruction Form and Completion Statement

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# Instruction for Planning S106 Agreement/Deed of Variation/Supplemental Agreement

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|                                                                                                                                                                |     |                                                                                                                                      |                                                                                           |                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------|
| (2) where the POS & LAP are to be handed over to the Council post practical completion, a commuted sum payment of £13.51 per m2 of POS for future maintenance. |     |                                                                                                                                      | practical completion of the final Dwelling Unit" (para' 1.7 of the First Schedule).       |                     |
|                                                                                                                                                                |     |                                                                                                                                      | The Trigger Point for ADC Public Open Space (2) is:                                       |                     |
|                                                                                                                                                                |     |                                                                                                                                      | "Prior to First Occupation of the final Dwelling Unit" (para' 1.8 of the First Schedule). |                     |
| On-site Play                                                                                                                                                   | ADC | Unequipped LAP to be provided within the central POS area offering natural play experience in the form of mounds, boulders, logs etc | Prior to the First Occupation of the final Dwelling Unit                                  | On-site Play<br>n/a |
| Right click above to insert extra rows                                                                                                                         |     |                                                                                                                                      |                                                                                           |                     |

| NON-FINANCIAL Obligation Summary | Due To (ADC, WSCC, Other) | Trigger Point | Department/Officer to Confirm Compliance |
|----------------------------------|---------------------------|---------------|------------------------------------------|
|----------------------------------|---------------------------|---------------|------------------------------------------|

PL10 – S106 Instruction Form and Completion Statement

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# 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

|                                        |  |  |  |  |
|----------------------------------------|--|--|--|--|
| n/a                                    |  |  |  |  |
| Right click above to insert extra rows |  |  |  |  |