

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/44/17/OUT	Today's date: 09/10/17
Date of Agreement (or original deed/agreement if variation/supplemental):	11/12/2018
Completed Deed relating to: <i>Stakers Farm</i>	Seal Register Number: 27312018
Legal Ref: <i>6448</i>	Statement completed by: 
Delegated authority: (please sign)	This will be a Development Control Committee item
Full name of Freeholders/Leaseholders: (ideally the developer will have completed a recent land registry search which can be attached as well)	Agent is Chris Barker - cbarker@ecenplanning.com, 01903248777 Applicant is: Granite Gate Ltd c/o agent Certificate B served on: Mr Chris White, Nash's Cottage, Maypole Lane, Yapton, BN18 0DP Miss Kirsty White, Flat 3, 155 Old Brompton Road, London, SW5 0LJ Mrs Lisa Millard, Southview, Littleworth Lane, Littleworth, Partridge Green, RH13 8JX Zoe and Piers Bucknell, Holywell Farmhouse, Pibworth Holdings Ltd, Hodsoil Street, Sevenoaks, TN15 7LE

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Please attach a plan with the site outlined in red and complete a brief description of the development:
Instructing Planning Officer to complete this box.

Land at Stakers Farm, North End Road, Yapton, BN18 0DU

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 = See attached WSCC Response for full text	Commencement of Development	Small scale improvements @ Yapton CE Primary School, Yapton	
Secondary Education Contribution	WSCC	DfE Figure x Additional Child Product = See attached WSCC Response	Commencement of Development	Expansion at Ormiston Six Villages Academy, Westergate	

PL10 – S106 Instruction Form and 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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	WSCC	for full text	Commencement of Development	Restructure of the St Phillip Howard, Catholic School (6 th Form), Barnham to cater for the additional student population
6 th Form Education Contribution	WSCC	DfE Figure x Additional Child Product = See attached WSCC Response for full text		
Libraries	WSCC	L/1000 x AP = See attached WSCC Response for full text	Commencement of Development	Expansion of facilities at Littlehampton Library
Fire & Rescue Services	WSCC	Y x (Z / M) = See attached WSCC Response for full text	Commencement of Development	The supply and installation of additional fire safety equipment/smoke alarms to vulnerable person's homes in West Sussex Fire Rescue Services Northern Area serving Yapton
POS/PLAY. Either: (1) Management plan for the forward maintenance of the POS & LAP which details the management regime and responsibility; or (2) where the POS & LEAP are to be handed over to the Council post practical completion, a committed sum payment of £54,040 for future maintenance.	ADC	See 1 st Column	Post practical completion	Onsite POS/LEAP

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Local Cycling Improvements	WSCC	£110,530	Commencement of Development	Barnham to Littlehampton Cycle Improvements scheme ID 82
NHS Health Contribution	NHS	TBC	Commencement of Development	TBC

NON-FINANCIAL Obligation Summary	Due To (ADC, WSCC, Other)	Trigger Point	Department/Officer to Confirm Compliance
Affordable Housing - 30% (21) affordable homes on-site with a tenure split and dwelling type to be agreed with the Council and set out in an Affordable Housing Statement. The Council would have a preference for a blend of affordable rented and affordable intermediate housing.	ADC	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	