

Instruction Form for S106 Agreements/Deed of Variations/Supplemental Agreements etc
This form should include the necessary Authority details/signature and will act as a heads of terms.

Once the S106 has been signed off/executed: This instruction will act as a Completion Statement and will be circulated to all relevant officers, along with a copy of the completed S106.

INSTRUCTION AND AUTHORITY

Planning Application Ref: Y/88/18/OUT NB this is a resubmission of Y/83/14/OUT and it may be helpful to refer back to the S.106 prepared for that permission.	Today's date: 18/01/18	Date of the Decision Notice, or Date that the Decision is to be considered if in the future (insert 'not known' if no date yet): not known	Planning Officer: Simon Davis
What Type of Agreement is it?: Please tick <u>one</u> of the following: • S106 Agreement			
Who is responsible for this decision?			
(see notes opposite: <u>only complete this box and sign here if this is an OFFICER Decision</u>) (the power): Print Name: Daniel Vick <i>[Signature]</i> Constitution Issue 6: Part 4 Section 3 Paragraph 3.1.1.		<u>You need to tell Legal Services who is making the Decision on this S106.</u> (NB Pagham Agreements – The authority will not be known at validation stage so please note accordingly – Legal Officer to check later) • If this is an OFFICER Decision, sign and print your name in the box opposite ➡, or • If this is a Development Control Decision that has already been made you will need to provide: Date of Development Control Meeting: xx/xx/xx Minute Number: xxxxxxxx, or • If this is for Development Control to make the Decision <u>in the future</u>, please provide the date of the future meeting or insert 'to be advised' if the date has not been set Date of Future Development Control Meeting: I would imagine that this will be delegated as the site is allocated in the Neighbourhood Plan and outline approval has previously been given. I have therefore obtained a signature from Dan.	
Full name(s) of Freeholders/Leaseholders: (ideally the developer will have completed a recent land registry search which should be attached as well)		See Application Form attached	
• Location Plan and Application Form attached			

HEADS OF TERMS

Planning Officer to set out the Heads of Terms below:

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
Primary Education Contribution	Prior to occupation of 10 th market housing unit	Formula - see attached WSCC Response for full text	WSCC	On additional facilities at Yapton CoE Primary School.	n/a	n/a
Secondary Education Contribution	Prior to occupation of 10 th market housing unit	Formula - see attached WSCC Response for full text	WSCC	On additional facilities at St Philip Howard Catholic High School.	n/a	n/a
6th Form Education Contribution	Prior to occupation of 10 th market housing unit	Formula - see attached WSCC Response for full text	WSCC	On classroom infrastructure at St Philip Howard Catholic High School Sixth Form.	n/a	n/a
Libraries Contribution	On or before commencement	Formula - see attached WSCC Response for full text	WSCC	On a project to enhance library space with improved digital access at Littlehampton Library	n/a	n/a
Fire & Rescue	On or before commencement	Formula - see attached WSCC Response for full text	WSCC	to be used towards New anti-ventilation and UHP (ultra-high pressure) equipment which allows the fire service to control access and smoke penetration within the West Sussex Fire Rescue Services Southern area serving the parish of Yapton.	n/a	n/a
Highways Contribution	On or before commencement	£60,000	WSCC	Towards a Safer Routes to School scheme. This will assist in progressing North End Road and school access enhancements to discourage parking in the vicinity of the site access and help address on-street parking issues. This should be index linked to March 2016 as per the wording in clause 10.3 of the S106 Agreement secured under Y/93/14.		
Public Open	Within 2 months	£13.51 per m2	ADC	n/a	n/a	n/a

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Space/LAP Maintenance Contribution	of completion of POS/LAP	(only if to be passed to ADC for adoption. Otherwise then a management plan to be submitted	(Sue Howell)			
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NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Affordable Housing - 30% (11) affordable homes on-site. Tenure should be 75% (8) rented and 25% (3) intermediate housing (shared ownership). Suggested mix would be: Rented: 3 x 3bed; 3 x 2bed & Intermediate: 2 x 3bed and 1 x 1bed.	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	ADC	?
Provision of POS area (2675m2) and a LAP within it offering natural play experience in the form of mounds/boulders/logs etc	Completed no later than occupation of 25th market housing unit	ADC	
Where the developer intends to keep some of the estate roads private we will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.	See previous agreement	WSCC	

COMPLETION REPORT

To be completed by Legal Services when the Agreement has been registered and finalised, then circulated to interested parties:

Seal Register Number:	Date of Agreement (or <u>original deed/agreement</u> if this is a variation/supplemental):
282/2019	21-11-2019
Statement completed by: (Legal Officer)	
	

Please distribute completed statement to: The Planning Officer, Sue Dudley (Deed Store), Ros Bentley (S106 Monitoring Officer), Nicola Spencer (Planning) and landcharges@arun.gov.uk

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