

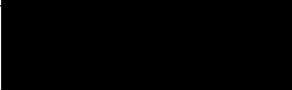
ARUN DISTRICT COUNCIL
DECISION TAKEN UNDER OFFICER SCHEME OF DELEGATION

To be completed for decisions taken in accordance with Part 4, Officer Scheme of Delegation, paragraph 5.2.

DATE DECISION TAKEN	23.04.2019
SUBJECT	Amendments to the S106 agreement substantially in accordance with the heads of terms considered by members at Development Control Committee on the 23 rd January 2019 under reference Y/92/17/OUT.
DECISION TAKEN	To amend the wording of the secondary contribution from: £6,038 per dwelling to £33,538 per additional child generated by the development. The original heads of terms would have secured a financial contribution of £1,811,400 whilst the revised methodology would secure a contribution of approximately £1,475,672 (based upon the indicative housing mix). To also amend the triggers for the financial contributions towards the NHS, Sussex Police, Sports Halls, 3G Pitch, Playing Pitches and Off-site NEAP from; "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." To now read; "Staged 20% payments on occupation of the 51st, 101st, 151st, 201st and 251st dwellings."
REASON FOR THE DECISION	The revised methodology has been agreed in conjunction with WSCC Education and will mitigate the impact of the proposed development upon secondary education provision across the district. The amendments to the triggers are considered acceptable and will generate the full contributions

This record to be maintained for six years or such period as statute requires with the relevant subject file

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	at an early stage of the developments implementation.
ALTERNATIVE OPTIONS CONSIDERED OR REJECTED	Not to amend the wording of the heads of terms. But this was rejected as the revised methodology on Secondary Education should be applied to the proposal and the to retain the triggers in their original format but this was not deemed necessary.
ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER OF THE COUNCIL <i>Only needed if the decision is under an express authorisation</i>	N/A
NAME OF THE DECISION TAKER	Mr Neil Crowther
SIGNATURE	

*This record to be maintained for six years or such period as statute requires
with the relevant subject file*

David Easton

From: Cllr. Susan Bence
Sent: 17 April 2019 19:07
To: David Easton
Subject: Re: Y/92/17/OUT - delegated authority

Follow Up Flag: Follow up
Flag Status: Flagged

Apologies David, I have no objection.

Best wishes

Sue

Sent from Susan Bence iPhone

On 17 Apr 2019, at 16:57, David Easton <David.Easton@arun.gov.uk> wrote:

Dear Cllr. Bower and Cllr. Mrs Bence,

I am yet to receive a response in relation to the below. Are you able to please advise if you have any objections to the proposed amendment of the s106 on the above planning application.

Many thanks,
David

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk

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From: David Easton
Sent: 09 April 2019 09:39
To: Cllr. Richard Bower <Cllr.Ricky.Bower@arun.gov.uk>; Cllr. Susan Bence <Cllr.Susan.Bence@arun.gov.uk>
Subject: Y/92/17/OUT - delegated authority

Dear Cllr. Bower and Cllr. Mrs Bence,

We have been progressing the S106 for Y/92/17/OUT and following the determination of the application by committee the methodology in relation to secondary education contributions has been amended following discussions between the LPA and WSCC education.

When the application was originally determined by the Development Control Committee the recommendation included delegated authority to the Group Head of Planning in consultation with the Chairman and Vice-Chairman of the Development Control Committee to make amendments to the S106 agreement which are substantially in accordance with the heads of terms.

The original heads of terms identified a financial contribution of £6,038 per dwelling towards secondary education which resulted in a financial contribution of £1,811,400.

The revised methodology has adopted an alternative approach which seeks a financial contribution of £33,538 per additional child (ACP) generated by the development. This revised methodology (based upon the indicative housing mix identified as part of the outline approval) generates a financial contribution of £1,475,672.

It is considered by the LPA and WSCC that the revised methodology ensures that adequate contributions are being secured from the strategic allocations to deliver the necessary infrastructure and is also considered to be defensible should any challenge be made by developers.

Alterations to the triggers points for the financial contributions towards NHS, Sussex Police, Sports Halls, 3G Pitch, Playing Pitches and Off-site NEAP have been proposed by the agent. This would see the wording amended from;

“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.”

To read;

“Staged 20% payments on occupation of the 51st, 101st, 151st, 201st and 251st dwellings.”

This change in the trigger point wording will result in the contributions coming forward earlier in the implementation of the development and as such it is not considered to substantially deviate from the triggers as originally agreed by the Development Control Committee.

However, I would be grateful if you could please let me know if you have any objections to the proposed amendment to the s106 for planning application Y/92/17/OUT. I have attached to this email the draft delegated authority form for reference which reflect the information set out above.

Please do not hesitate to contact me should you have any questions or wish to discuss any of the above in greater details.

Kind regards,
David

<Y9217 delegated authority form.docx>

David Easton

From: Cllr. Richard Bower
Sent: 18 April 2019 00:10
To: David Easton; Cllr. Susan Bence
Subject: Re: Y/92/17/OUT - delegated authority

Follow Up Flag: Follow up
Flag Status: Flagged

David
Sorry but I thought I had responded.
I accept this change.
Regards
Ricky Bower

Sent from Samsung tablet.

----- Original message -----

From: David Easton <David.Easton@arun.gov.uk>
Date: 17/04/2019 16:57 (GMT+00:00)
To: "Cllr. Susan Bence" <cllr.susan.bence@arun.gov.uk>, "Cllr. Richard Bower" <cllr.ricky.bower@arun.gov.uk>
Subject: FW: Y/92/17/OUT - delegated authority

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Many thanks,
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