

WA/22/15OUT – Heads of Terms

Obligation	Indicative Assumption for Viability Purposes	Trigger/ Time Limit	Payment Method	Note:
Financial Contribution towards primary education	£927,243 (based on suggested mix. formula based on eventual mix of units)	50% prior to occupation of the 50 th dwelling house and 50% prior to the occupation of the 150 th dwelling house	Commutated sum payable to WSCC	Contribution to be spent on providing ½ FE expansion of Eastergate, Aldingbourne or Walberton Primary Schools.*
Financial contribution towards Secondary Education	£997,928 (based on suggested mix. formula based on eventual mix of units)	50% prior to occupation of the 50 th dwelling house and 50% prior to the occupation of the 150 th dwelling house	Commutated sum payable to WSCC	Contribution to be spent on providing additional capacity at either St Philip Howard or Ormiston Academy.*
Financial contribution towards Sixth Form	£233,778 (based on suggested mix. formula based on eventual mix of units)	50% prior to occupation of the 50 th dwellinghouse and 50% prior to the occupation of the 150 th dwelling house	Commutated sum payable to WSCC	Contribution to be spent on providing additional capacity at either St Philip Howard or Ormiston Academy.*
				*In respect of the contributions above, if they are not to be spent on the defined schools above, the agreement of ADC will be required.
Strategic Highways Improvements to A29	£5,000 per unit	50% prior to the occupation of the 100 th dwelling house and 50% prior to occupation of 200 th dwelling house.	Commutated sum payable to WSCC	Total sum will be that, minus the costs of the signalisation of the Fontwell roundabout (cost to be agreed with WSCC).

<u>Highway Works delivered by developer</u> <ul style="list-style-type: none"> • Access onto Fontwell Avenue • Access onto Arundel Road • A27/A29 roundabout improvements • Signalisation of the Fontwell roundabout 				
Bus Service Provision	£COST			Provision of bus service between the application site and Barnham station. The service would run at half hourly intervals between 6:30 am and 9:30 am in the AM peak and 16:30 and 19:30 in the PM peak. Need to agree bus service schedules
Off-Road cycle link between Walberton – Wandleys Lane	£COST			
30% (120 units) of the homes to be provided as Affordable Housing Minimum 10% to Lifetime Homes standards - 50% rented (1 bed flats – 35%, 2 bed flats/houses - 55%, 3 bed houses - 5%,	30%	To be transferred to an agreed Registered Provider prior to the occupation of the 25 th dwelling house.	On-site delivery	The affordable housing provision is subject to the negotiation and the contributions towards the A259 and the provision of a primary school.

<p>4 bed houses - 5%)</p> <p>- 50% intermediate housing (1 bed flats - 15% 2 bed flats/houses - 55% 3 bed houses - 30%)</p>				
<p>Healthcare contribution</p>	<p>£250,000</p>	<p>50% prior to the occupation of the 50th dwelling house and 50% prior to occupation of 200th dwelling house.</p>	<p>Commuted sum payable to ADC</p>	<p>Contribution would allow for the recruitment of at least 1 whole time equivalent GP and associate staff and redesign of the surgery layout to create additional consulting rooms.</p>
<p>Provision of Open Space/Greenspace/Landscaping, including:</p> <p>Fontwell Avenue Green Space (0.79 ha)</p> <p>Green Corridors (1.49 ha)</p> <p>1 x Neighbourhood Equipped Area of Play (Minimum area of 1000 square metres)</p> <p>2 x Locally Equipped Area of Play (minimum area of 400 square metres)</p> <p>2 x Local Area of Play (minimum</p>		<p>Triggers to be agreed through the submission of an open space delivery plan.</p>	<p>On-site delivery</p>	<p>Details of play equipment to be submitted to and approved by ADC.</p> <p>Physical provision within development proposals Details of fitness to be agreed by ADC subject to implementation.</p>

area of 100 square metres) Provision of 1 x Sports Pitch/Village Green, car parking and pavilion/changing rooms building.				
Setting out responsibility and details for managing and maintaining all open spaces on the site		Prior to 1 st occupation of the development.		If transferred to ADC – maintenance contributions to be detailed.
Delivery of a building (minimum internal floor area of 500 sqm) for commercial uses (A1, A2, A3, D1 and D2)		Triggers to be agreed through the submission of an open space delivery plan.		
Fire and rescue contribution	£8,798 (based on suggested mix. formula based on eventual mix of units)	Prior to the occupation of the 50th dwellinghouse.	Commuted sum payable to WSCC prior to first occupation	To be spent on improvements to fire services
Provision of. Fire Hydrants		Delivery of fire hydrants, number and locations to be agreed with WSCC	On-site provision	
Libraries contribution	£92,506 (based on suggested mix. formula based on eventual mix of units)	50% prior to the occupation of the 50 th dwelling house and 50% prior to occupation of 200 th dwelling house.	Commuted sum payable to WSCC	Contribution towards the Bognor/Littlehampton area.

Swimming Pools contribution	£154,908	50% prior to the occupation of the 50 th dwelling house and 50% prior to occupation of 200 th dwelling house.	Commuted sum payable to ADC	Towards upgrading and improving the wet side changing rooms at Arun Leisure Centre swimming pool.
Sports halls/Community Buildings contribution	£176,927 / or on-site	50% prior to the occupation of the 50 th dwelling house and 50% prior to occupation of 200 th dwelling house.	Commuted sum payable to ADC	Towards upgrading and improving the Bramber Studio at Arun Leisure Centre a multi-use sports/activity space. Subject to how much Class D1 / D2 floorspace is provided on site (informed by a community needs assessment), this contribution may reduce proportionally.
Artificial turf pitches contribution	£23,466	Prior to the occupation of 50 th dwellinghouse	Commuted sum payable to ADC	Towards maintenance of the 3G pitch at Arun Leisure Centre.
Police Infrastructure	£109,744		Commuted sum payable to ADC	To provide mobile IT equipment, speed awareness kits and towards re-provision of Littlehampton Police Station.