

**PLANNING APPLICATION P/6/17/OUT**  
**HEADS OF TERMS**

**Planning Officer to set out the Heads of Terms below:**

<b>Financial obligation(s) summary or change</b>	<b>Trigger Point</b>	<b>Amount</b>	<b>Due to (ADC, WSCC, NHS, other)</b>	<b>Destination/ project</b>	<b>5% or £15,000 for related projects</b>	<b>Spend by restriction</b>
Affordable Housing		30% (thirty percent) of the Dwellings within the Development to be provided (subject to the terms of this Agreement) as Affordable Housing with a tenure split of: Affordable Rented Housing Units 75%; and Intermediate Housing Units 25%	ADC		N/A	
Early Years	<b>TBC by WSCC</b>	£470,250	WSCC	Towards the delivery of an early years facility serving the Development as set out in the Arun Infrastructure Delivery Plan 2017.	N/A	Ten (10) years of the date of receipt of the Contribution.
Education (Secondary)	<b>TBC by WSCC</b>	To be calculated using the following formula;  DfE Figure x ACP	WSCC	The contribution shall be spent on design and feasibility work for the provision of a new secondary school to serve the district and the implementation of access.	N/A	Ten (10) years of the date of receipt of the Contribution.
Education (Sixth Form)	<b>TBC by WSCC</b>	To be calculated using the following formula;  DfE Figure x ACP	WSCC	The contribution shall be spent on expansion of Felpham Community College.	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC (Primary Education)	<b>TBC by WSCC</b>	£1,678,500	WSCC	Towards the construction of the Primary School on the Primary School Land or the	N/A	Ten (10) years of the date of receipt of the Contribution.

				construction of such other new primary school or extension to a primary school serving the Development as the County Council and the Owners shall agree.		
Libraries	<b>TBC by WSCC</b>	£25,000	WSCC	Provision of Tier 7 library facility to serve Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
Fire & Rescue	<b>TBC by WSCC</b>	To be calculated using the following formula;  Y x (Z / M)	WSCC	Towards the redevelopment of Bognor Regis Fire Station.	N/A	Ten (10) years of the date of receipt of the Contribution.
Police Contribution	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.	<b>Total contribution of £47,108.93</b>	ADC	<ul style="list-style-type: none"> <li>• <b>Officer start-up equipment cost - £4,048.89</b></li> <li>• <b>Officer start-up recruitment and training - £5,132.40</b></li> <li>• <b>Staff start-up equipment cost - £1,355.90</b></li> <li>• <b>Staff start-up recruitment and training - £689</b></li> <li>• <b>Premises - £22,164.17</b></li> <li>• <b>Fleet - £10,290</b></li> <li>• <b>ANPR - £3,428.57</b></li> </ul>	N/A	
Access Management Contribution at Pagham Harbour	Prior to the occupation of the first dwelling.	£871 per dwelling (total contribution of £261,300 for 300 dwellings)	ADC	Towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the Development.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (Pools)	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.	£145,020	ADC	Expansion and reconfiguration of the wet side changing rooms at Arun Leisure Centre.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (Sports halls)	Staged payments of 33%, 33% and 34% of the total	£134,679	ADC	Expansion and reconfiguration of the ground floor dry side main public	N/A	Ten (10) years of the date of receipt of the Contribution.

	contribution for each phase prior to occupations of 33%, 66% and 100% of the dwellings in that phase.			changing rooms, to increase capacity and overall customer experience at Arun Leisure Centre.		
Leisure (3G Pitch)	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.	£19,818	ADC	Financial contribution towards the <b>pitch surface and base layer</b> provision of a new 3G playing pitch facility in the western analysis area, within the catchment of Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
NHS	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.	£402,673	ADC	Contribution towards the infrastructure needs of managing GP consultant health care at Grove House GP Surgery or provision of new healthcare facilities at strategic allocation SD3 west of Bersted or the expansion or relocation of the Arthur Griffith Clinic at Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC Highways Contributions	Contribution to be paid prior to the occupation of the 100 <sup>th</sup> dwelling.	£158,224.73	ADC	<ul style="list-style-type: none"> <li>• Towards the enhancement of the Pagham Road/Sefter Road priority junction.</li> <li>• Towards the enhancement of the Pagham Road/Lower Bognor Road junction.</li> </ul>	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC Footpath contribution	<b>Contribution to be paid prior to the occupation of the 100<sup>th</sup> dwelling.</b>	£30,612	ADC	Upgrade of public rights of way 100, 106 and 104 to enable creation of an off road cycle route.	N/A	Ten (10) years of the date of receipt of the Contribution.
Playing Pitch Contribution	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to	£82,092	ADC	Towards pitch and changing room improvements at Avisford recreation ground.	N/A	Ten (10) years of the date of receipt of the Contribution.

	occupations of 33%, 66% and 100% of the dwellings in that phase.					
<b>MUGA Contribution</b>	<b>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.</b>	<b>£33.33 per dwelling (total of £9,999 for a 300 dwelling development).</b>	<b>ADC</b>	<b>Towards the installation of fencing around the existing MUGA at Avisford Recreation Ground.</b>	<b>N/A</b>	<b>Ten (10) years of the date of receipt of the Contribution.</b>

<b>NON-FINANCIAL Obligation Summary</b>	<b>Trigger Point</b>	<b>Due To (ADC, WSCC, Other)</b>	<b>Department/Officer to Confirm Compliance</b>
Junction improvement works to B2166 with Vinnetrow Road through the widening of the western entry arm as shown on - Drawing No. 14 'Proposed mitigation works – B2166 Vinnetrow Road'	Prior to the occupation of the 100 <sup>th</sup> dwelling.	Works	WSCC/ADC
Upgrade of local bus stops on Pagham Road at Hook Lane junction to provide northbound bus stop with raised kerbs and bus timetable information and southbound bus stop with new layby, raised kerbs and timetable information. Upgrade of local bus stops on Hook Lane near Hook Lane Close and on Lodsworth Road to include raised kerbs.	Prior to the occupation of the 100 <sup>th</sup> dwelling.	Works	WSCC/ADC
Whyke Hill Junction Contribution Agreement - means a Highways Agreement under section 38 and/or section 278 of the Highways Act 1980 or such other enabling powers as may be appropriate having regard to the item of highways works in question between the Owners and/or the Developer and Highways England which secures the payment of the Whyke Hill Junction Contribution to Highways England	Prior to the commencement of the development.	Highways England	ADC
Public Open Space Scheme – establishing the provision of public open space and (where applicable) sports pitches within or associated with the development.  Including submission of a 25 year management plan for the open space, setting out the costed prescriptions for	Prior to the commencement of development of any dwelling	ADC	ADC

<p>delivering appropriate public access and providing clear commitments from appropriately qualified operators to implement the prescriptions.</p>			
<p><b>Public Open Space Scheme - establishing the provision of public open space and play provision. To incorporate 1 no. enhanced LEAP consisting of 9 pieces of play experiences.</b></p> <p><b>Including submission of a 25 year management plan for the open space, setting out the costed prescriptions for delivering appropriate public access and providing clear commitments from appropriately qualified operators to implement the prescriptions.</b></p>	<p>Prior to the commencement of development of any dwelling</p>	<p>ADC</p>	<p>ADC</p>

**PLANNING APPLICATION P/134/16/OUT**  
**HEADS OF TERMS**

**Planning Officer to set out the Heads of Terms below:**

<b>Financial obligation(s) summary or change</b>	<b>Trigger Point</b>	<b>Amount</b>	<b>Due to (ADC, WSCC, NHS, other)</b>	<b>Destination/ project</b>	<b>5% or £15,000 for related projects</b>	<b>Spend by restriction</b>
Affordable Housing		30% (thirty percent) of the Dwellings within the Development to be provided (subject to the terms of this Agreement) as Affordable Housing with a tenure split of: Affordable Rented Housing Units 75%; and Intermediate Housing Units 25%	ADC		N/A	
Early Years	<b>TBC by WSCC</b>	£438,900	WSCC	Towards the delivery of an early years facility serving the Development as set out in the Arun Infrastructure Delivery Plan 2017.	N/A	Ten (10) years of the date of receipt of the Contribution.
Education (Secondary)	<b>TBC by WSCC</b>	Based upon WSCC Calculator;  DfE Figure x ACP = School Infrastructure Contribution.  (ACP – Additional Child Product)	WSCC	The contribution shall be spent on design and feasibility work for the provision of a new secondary school to serve the district and the implementation of access.	N/A	Ten (10) years of the date of receipt of the Contribution.
Education (Sixth Form)	<b>TBC by WSCC</b>	Based upon WSCC Calculator;  DfE Figure x ACP = School Infrastructure Contribution.	WSCC	The contribution towards expansion of Felpham Community College.	N/A	Ten (10) years of the date of receipt of the Contribution.

		(ACP – Additional Child Product)				
Education (Primary Education)	<b>TBC by WSCC</b>	£1,566,600	WSCC	Towards the construction of the Primary School on the Primary School Land or the construction of such other new primary school or extension to a primary school serving the Development as the County Council and the Owners shall agree.	N/A	Ten (10) years of the date of receipt of the Contribution.
Libraries	<b>TBC by WSCC</b>	£23,333	WSCC	Provision of Tier 7 library facility within the community hub at Summer Lane to serve Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
Fire & Rescue	<b>TBC by WSCC</b>	Based upon WSCC Calculator;  Y x (Z x M) = Fire and Rescue Contribution.	WSCC	Towards the redevelopment of Bognor Regis Fire Station.	N/A	Ten (10) years of the date of receipt of the Contribution.
Police Contribution	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.	£40,726.21	ADC	<ul style="list-style-type: none"> <li>• Officer start-up equipment cost - <b>£3,790.45</b></li> <li>• Officer start-up recruitment and training - <b>£4,804.80</b></li> <li>• Staff start-up equipment cost - <b>£938.70</b></li> <li>• Staff start-up and recruitment training - <b>£477</b></li> <li>• Premises - <b>£18,539.84</b></li> <li>• Fleet - <b>£9,604</b></li> <li>• ANPR - <b>£2,571.42</b></li> </ul>	N/A	Ten (10) years of the date of receipt of the Contribution.
Access Management Contribution at Pagham Harbour	Prior to the occupation of the first dwelling.	£871 per dwelling (total contribution of £243,880 for 280 dwellings)	ADC	Towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the Development.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (Pools)	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior to occupations	£135,352	ADC	Expansion and reconfiguration of the wet side changing rooms at Arun Leisure Centre.	N/A	Ten (10) years of the date of receipt of the Contribution.

	of 33%, 66% and 100% of the dwellings in that phase.					
Leisure (Sports halls)	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.	£125,700	ADC	Expansion and reconfiguration of the ground floor dry side main public changing rooms, to increase capacity and overall customer experience at Arun Leisure Centre.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (3G Pitch)	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.	£18,497	ADC	Financial contribution towards the <b>pitch surface and base layer</b> provision of a new 3G playing pitch facility in the western analysis area, within the catchment of Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
NHS	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.	£306,375	ADC	Contribution towards the infrastructure needs of managing GP consultant health care at Grove House GP Surgery or provision of new healthcare facilities at strategic allocation SD3 west of Bersted or the expansion or relocation of the Arthur Griffith Clinic at Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC Highways Contributions	Contribution to be paid prior to the occupation of the 100 <sup>th</sup> dwelling.	£88,142.29	WSCC	<ul style="list-style-type: none"> <li>• Towards the enhancement of the Pagham Road/Sefter Road priority junction.</li> <li>• Towards the enhancement of the Pagham Road/Lower Bognor Road junction.</li> </ul>	N/A	Ten (10) years of the date of receipt of the Contribution.
WSCC Footpath contribution	<b>Contribution to be paid prior to the occupation of the 100<sup>th</sup> dwelling.</b>	£28,572	WSCC	Upgrade of public rights of way 100, 106 and 104 to enable creation of an off road cycle route.	N/A	Ten (10) years of the date of receipt of the Contribution.



Playing Pitch Contribution	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.	£76,620	ADC	£39,795.38 towards pitch and changing room improvements at Avisford recreation ground; £11,858.52 towards pitch and changing room improvements Westmeads recreation ground; and £24,966.10 towards pitch and changing room improvements at Hawthorn Road recreation ground	N/A	Ten (10) years of the date of receipt of the Contribution.
MUGA Contribution	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.	£33 per dwelling (total contribution of £9,333 for a 280 unit scheme).	ADC	Towards the installation of fencing around the existing MUGA at Avisford Recreation Ground.	N/A	Ten (10) years of the date of receipt of the Contribution.

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Rose Green Road Priority Junction improvement scheme – Drw No. 12-018-036 Rev A.	Prior to the occupation of the 100th dwelling.	Works	ADC/WSCC
Provision of pedestrian, cycle and emergency access to Rose Green Road.	TBC	WORKS	ADC/WSCC
<b>Whyke Hill Junction Contribution Agreement</b> - means a Highways Agreement under section 38 and/or section 278 of the Highways Act 1980 or such other enabling powers as may be appropriate having regard to the item of highways works in question between the Owners and/or the Developer and Highways England which secures the payment of the Whyke Hill Junction Contribution to Highways England	Prior to commencement	Highways England	ADC

<p><b>Public Open Space Scheme - establishing the provision of public open space and play provision. To incorporate 1 no. enhanced LEAP consisting of 9 pieces of play experiences.</b></p> <p><b>Including submission of a 25 year management plan for the open space, setting out the costed prescriptions for delivering appropriate public access and providing clear commitments from appropriately qualified operators to implement the prescriptions.</b></p>	<p><b>Prior to Commencement</b></p>	<p><b>ADC</b></p>	<p><b>ADC</b></p>
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**PLANNING APPLICATION P/140/16/OUT**  
**HEADS OF TERMS**

**Planning Officer to set out the Heads of Terms below:**

<b>Financial obligation(s) summary or change</b>	<b>Trigger Point</b>	<b>Amount</b>	<b>Due to (ADC, WSCC, NHS, other)</b>	<b>Destination/ project</b>	<b>5% or £15,000 for related projects</b>	<b>Spend by restriction</b>
Affordable Housing		30% (thirty percent) of the Dwellings within the Development to be provided (subject to the terms of this Agreement) as Affordable Housing with a tenure split of: Affordable Rented Housing Units 75%; and Intermediate Housing Units 25%	ADC		N/A	
Early Years	<b>Total amount payable divided by the 3 phases - 50% payable on or before occupation of first dwelling for each phase; remaining 50% due on or before occupation of 50% dwellings in each phase.</b>	£646,000	WSCC	Towards the delivery of an early years facility serving the Development as set out in the Arun Infrastructure Delivery Plan 2017.		Ten (10) years of the date of receipt of the Contribution.
Education (Secondary)	<b>Total amount payable divided by the 3 phases - 50% payable on or before occupation of first dwelling for each phase; remaining 50% due on or before occupation of 50% dwellings in each phase.</b>	To be calculated using the following formula;  DfE Figure x ACP	WSCC	The contribution shall be spent on design and feasibility work for the provision of a new secondary school to serve the district and the implementation of access.	N/A	Ten (10) years of the date of receipt of the Contribution.
Education (Sixth Form)	<b>Total amount payable divided</b>	To be calculated using the	WSCC	The contribution shall be spent on	N/A	Ten (10) years of the date of

	<b>by the 3 phases - 50% payable on or before occupation of first dwelling for each phase; remaining 50% due on or before occupation of 50% dwellings in each phase.</b>	following formula;  DfE Figure x ACP		expansion of Felpham Community College.		receipt of the Contribution.
WSSC (Primary Education)	<b>50% of total payable for Phase A 40% of total payable for Phase B 10% of total payable for Phase C - 50% payable on or before occupation of first dwelling for each phase; remaining 50% due on or before occupation of 50% dwellings in each phase.</b>	£1,927,210	WSSC	Towards the construction of the Primary School on the Primary School Land or the construction of such other new primary school or extension to a primary school serving the Development as the County Council and the Owners shall agree.	N/A	Ten (10) years of the date of receipt of the Contribution.
Libraries	<b>Total amount payable divided by the 3 phases - 50% payable on or before occupation of first dwelling for each phase; remaining 50% due on or before occupation of 50% dwellings in each phase.</b>	£33,333	WSSC	Provision of Tier 7 library facility at Summer Lane to serve Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
Fire & Rescue	<b>Total amount payable divided by the 3 phases - 50% payable on or before occupation of first dwelling for each phase; remaining 50% due on or before occupation of 50% dwellings in each phase.</b>	To be calculated using the following formula;  $Y \times (Z / M)$	WSSC	Towards the redevelopment of Bognor Regis Fire Station.	N/A	Ten (10) years of the date of receipt of the Contribution.
Police Contribution	Staged payments of 33%, 33% and 34% of the total contribution for each phase prior	<b>£59,030.97</b>	ADC	<ul style="list-style-type: none"> <li>• Officer start-up equipment cost - <b>£5,384.16</b></li> <li>• Officer start-up recruitment and</li> </ul>	N/A	Ten (10) years of the date of receipt of the Contribution.

	to occupations of 33%, 66% and 100% of the dwellings in that phase.			training - <b>£6,825</b> • Staff start-up equipment cost - <b>£1,355.90</b> • Staff start-up and recruitment training - <b>£689</b> • Premises - <b>£26,485.49</b> • Fleet - <b>£13,720</b> • ANPR Camera - <b>£4,571.42</b>		
Access Management Contribution at Pagham Harbour	Prior to the occupation of the first dwelling.	£871 per dwelling (total contribution of £348,400 for 400 dwellings)	ADC	Towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the Development.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (Pools)	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.	£193,350	ADC	Expansion and reconfiguration of the wet side changing rooms at Arun Leisure Centre.	N/A	Ten (10) years of the date of receipt of the Contribution.
Leisure (Sports halls)	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.	£179,571	ADC	Expansion and reconfiguration of the ground floor dry side main public changing rooms, to increase capacity and overall customer experience at Arun Leisure Centre.	N/A	Ten (10) years of the date of receipt of the Contribution
Leisure (3G Pitches)	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.	£26,424	ADC	Financial contribution towards the <b>pitch surface and base layer</b> provision of a new 3G playing pitch facility in the western analysis area, within the catchment of Pagham.	N/A	Ten (10) years of the date of receipt of the Contribution.
NHS	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	£502,777	ADC	Contribution towards the infrastructure needs of managing GP consultant health care at Grove House GP Surgery or provision of new healthcare facilities	N/A	Ten (10) years of the date of receipt of the Contribution.

	phase.			at strategic allocation SD3 west of Bersted or the expansion or relocation of the Arthur Griffith Clinic at Pagham.		
WSSC Footpath contribution	<b>Contribution to be paid prior to the occupation of the 100th dwelling.</b>	£40,816	WSSC	Upgrade of public rights of way 100, 106 and 104 to enable creation of an off road cycle route.	N/A	Ten (10) years of the date of receipt of the Contribution.
WSSC Footpath Contribution (2)	<b>Contribution to be paid prior to the occupation of the 100th dwelling.</b>	£55,913.98	WSSC	Upgrading surface of Footpath 101	N/A	Ten (10) years of the date of receipt of the Contribution.
WSSC Highways Contributions	Contribution to be paid prior to the occupation of the 100 <sup>th</sup> dwelling.	£143,224.73	WSSC	<ul style="list-style-type: none"> <li>• Towards the enhancement of the Pagham Road/Sefter Road priority junction.</li> <li>• Towards the enhancement of the Pagham Road/Lower Bognor Road junction.</li> </ul>	N/A	Ten (10) years of the date of receipt of the Contribution.
Playing Pitch Contribution	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.	£109,457	ADC	Towards pitch and changing room improvements Westmeads recreation ground.	N/A	Ten (10) years of the date of receipt of the Contribution.
MUGA Contribution	<b>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.</b>	<b>£33 per dwelling (total contribution of £13,333 for a scheme of 400 dwellings)</b>	ADC	<b>Towards the installation of fencing around the existing MUGA at Avisford Recreation Ground.</b>	N/A	<b>Ten (10) years of the date of receipt of the Contribution.</b>

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Widening works to all arms of the B2166 junction with the B2145 – Proposed widening of the three approaches to the junction in accordance with drawing no. 1616/13/E	Prior to the occupation of the 100 <sup>th</sup> dwelling.	WORKS	WSCC/ADC
Whyke Hill Junction Contribution Agreement - means a Highways Agreement under section 38 and/or section 278 of the Highways Act 1980 or such other enabling powers as may be appropriate having regard to the item of highways works in question between the Owners and/or the Developer and Highways England which secures the payment of the Whyke Hill Junction Contribution to Highways England	Prior to the commencement of the development.	Highways England	ADC
Public Open Space Scheme – <b>establishing the provision of public open space and play provision. To incorporate 1 no. LEAP featuring 6 play experiences and 1 no. enhanced LEAP consisting of 9 pieces of play experiences.</b>  Including submission of a 25 year management plan for the open space, setting out the costed prescriptions for delivering appropriate public access and providing clear commitments from appropriately qualified operators to implement the prescriptions.	Prior to the commencement of development.	ADC	ADC
<b>TO BE CONFIRMED (subject to Natural England consultation response)</b> Brent Geese Precautionary Measures – <ul style="list-style-type: none"> <li>· Delivery of habitat enhancements for Brent Geese on land contained within a mitigation area to the west of the Application Site;</li> <li>· Management of field boundary vegetation, associated with specific adjoining fields in a wider mitigation area, to enhance sight lines for Brent Geese, making this field matrix more suited to use by them;</li> <li>· Cessation of scaring initiatives on mitigation land;</li> <li>· All proposed measures to be the subject of a detailed management plan; and</li> <li>· Proposed measures to be the subject of a legal agreement ensuring that the mitigation is secured in perpetuity</li> </ul>	Prior to commencement of development.	Works	ADC

<p><b>Primary School Land – from the date of grant of planning permission for a period of 10 years the owners will:</b></p> <ul style="list-style-type: none"> <li>• <b>Set aside and fence off the Primary School Land.</b></li> <li>• <b>Permit the County Council or their nominated authorised agents, liencees and third parties to have access to the primary school land to undertake surveys which are reasonably required to prepared for the development for the proposed new primary school.</b></li> <li>• <b>In the event that the County Council serves a primary school land call notice the owners will transfer the freehold estate of the primary school land to the County Council for £1 as soon as reasonably practicable.</b></li> </ul>	<p><b>From the date of grant of planning permission.</b></p>		<p><b>WSCC</b></p>
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