



Public Document Pack

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: (01903 737500)
Fax: (01903) 730442
DX: 57406 Littlehampton
Minicom: 01903 732765

e-mail: committees@arun.gov.uk

Committee Manager Andrew Bishop (Ext. 37984)

11 January 2023

PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 11 January 2023 at 2.00 pm** and you are requested to attend.

Members: Councillors Chapman (Chair), Edwards (Vice-Chair), Blanchard-Cooper, Bower, Chace, Hamilton, Haywood, Kelly, Lury, Thurston and Warr

PLEASE NOTE: Where public meetings are being held at the Arun Civic Centre, to best manage safe space available, members of the public are encouraged to watch the meeting online via the Council's [Committee pages](#).

1. Where a member of the public wishes to attend the meeting or has registered a request to take part in Public Speaking physically at the Planning Committee, they are to enter the Civic Centre via the front reception and then make their way up to the Council Chamber on the second floor and take a seat in the Public Gallery [the Blue Room].
2. We request members of the public do not attend any face to face meeting if they have Covid-19 symptoms

For further information on the items to be discussed, please contact Committees@arun.gov.uk.

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE

PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION ON LINE AT www.arun.gov.uk/planning

A G E N D A

OFFICER REPORT UPDATES

Report updates for consideration.

Note: Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note: Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

Note: Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [PART 8 - CP - Section 5 Filming Photographic Protocol](#)

These meetings are webcast live.

To watch recorded webcasts use the following link – Planning Committee [Webcast Page](#)

REPORT UPDATE

Application no: LU/348/22/PL
Page no: 79
Location: 51B Beach Road Littlehampton
Description: Replacement of 15 No. existing timber sliding sash timber windows with 14 No. PVCU windows and a PVCU door with a window above.

UPDATE DETAILS

Reason for Update/Changes:

There has been a late submission of a heritage statement considering the heritage impacts of proposals on the locally listed building, as required by Paragraph 194 of the NPPF. The heritage statement is available to be viewed on the Council's website and is acceptable. Notwithstanding the above, the heritage statement highlights that the window above the porch entrance canopy is to be replaced with a door, for ease of maintenance. Although the flat roof area is referred to as a balcony in the heritage statement, there are no proposals for it to be enclosed or used as an amenity balcony by residents. Enclosure of the flat roof with railings or otherwise would require planning permission.

Officers Comment:

An informative (No.3 in attached revised recommendation sheet) is proposed for the avoidance of doubt, to advise that planning permission is required for enclosure of the area above the porch.

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REPORT UPDATE

Application no: FP/197/22/PL
Page no: 87
Location: Land adjacent to 10 Second Avenue Felpham
Description: 1 No two storey, 3 bed detached dwelling with new access and parking (Re-submission following FP/32/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.

UPDATE DETAILS

Reason for Update/Changes:

One late objection has been received on the grounds that the property is out of proportion to the size of site (even after being reduced in size), is not in keeping with the surrounding houses on the neighbouring roads, there will be increased traffic on the estate during the construction stage/post completion and there will be an increase in surface water and foul flooding.

Officers Comment:

The objection is noted. It should be noted that the council's drainage engineers raise no objections and although Southern Water have not been consulted, it is unlikely that they would object to one proposed new dwelling. All of the other issues raised are already considered in the report.

There are no changes to the recommendation or conditions.

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REPORT UPDATE

Application no: CM/46/22/PL
Page no: 101
Location: Bairds Farm Shop Crookthorn Lane Climping
Description: Erection of a substation, eight ultra-rapid electric vehicle chargers and associated electrical equipment within the car parking area of Maidenhead Aquatics Littlehampton. This application is in CIL Zone 5 and is Zero Rated as other development.

UPDATE DETAILS

A further letter of objection has been received from a neighbour.

Comments include:

- No mention made about the use of the site for 5 businesses including, garden centre and cafe.
- The cafe causes problems for local residents.
- Concerns raised relating to WSCC Highways, no increase in traffic movements, especially with potential roadway improvements being recommended.

Comment:

Additional history included:

CM/30/18/PO - Approved, Application to modify a Planning Obligation dated 16/01/2006 under planning application CM/40/02/ to allow for additional use as a pet shop.

CM/7/18/PL - Approved, Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. 2 screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building.

CM/20/13/CLE - Approved, Application for Certificate of Lawfulness for use of land as a farm shop and for purposes ancillary to the farm shop.

CM/17/03/CLE - Approved, Application for a Certificate of Lawfulness for an existing use - shop (primary use) and garden centre (ancillary use).

The existing site uses were fully considered when producing the report and recommending approval of the application.

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REPORT UPDATE

Application no: BR/240/22/PL

Page no: 111

Location: Land adjacent to Community Centre, Westloats Lane

Description: Application under Regulation 3 of the Town and Country Planning (General Regulations) 1992 for the erection of 4 No 2-bedroom dwellings with associated parking and landscape.

UPDATE DETAILS

Reason for Updates/Changes:

The comments from Ecology Consultant: No objection subject to securing biodiversity mitigation and enhancement measure.

Note: There are no changes to recommendation but condition 13 is amended due to the Ecology Consultant's recommendation:

'Prior to any works above slab level a Biodiversity Compensation and Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework to enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).'

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REPORT UPDATE

Application no: AL/31/22/PL
Page no: 143
Location: Ryefields Farmhouse Oak Tree Lane Woodgate
Description: Demolition of existing building and erection of 4 no. houses with associated access, landscaping, parking and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

UPDATE DETAILS

1. A further representation has been received (1no.), which does not raise any new considerations. These matters include access for pedestrians, right of access and drainage, and are covered in the report.
2. Corrected typographical error on drainage conditions to refer to correct associated condition.
3. Added a condition to secure the delivery of the pedestrian path between the site and the existing footway on Oak Tree Lane prior to occupation.
4. A Heads of Term has been included within the update. For highways works, please note that there are two figures which relate to different development scenarios and this is required to be confirmed with WSCC. Police have been consulted, and their comments on financial contributions are awaited, if received these will be incorporated as part of the S106.
5. Update to recommendation:

RECOMMENDATION: That authority is delegated to the Group Head of Planning in consultation with the Planning Committee Chair to grant full planning permissions subject to conditions set out in the officer report and a Section 106 Agreement subject to minor amendments to confirm the level of highway and transport contributions, and Police contributions and projects.

Should sufficient progress not have been made within 3 months then delegated authority is sought for the refusal of the application.

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Demolition of existing building and erection of 4 no. houses with associated access, landscaping, parking and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

Ryefields Farmhouse
Oak Tree Lane
Woodgate

RECOMMENDATION

ACS - App Cond sub to S106

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans and documents:

Block Plan DP301 Rev 02
Location and Context Plan DP300 Rec 02
Sustainability and Biodiversity Plan - DP311 Rev 03
Proposed Site Plan DP0302 Rev 3
Floor Plan Plot 3 and 4 - DP307 Rev 02
Floor Plan Plot 2 DP305 Rev 03
Floor Plan Plot 1 DP303 Rev 02
Existing and Proposed Sections and Finished Floor/Site Levels DP310 Rev 02
Proposed Street Elevation DP309 Rev 02
Proposed Elevation D306 Plot 2 Rev 02
Proposed Elevation Plot 3 and 4 D308 Rev 01
Proposed Elevation Plot 1 D304 Rev 02
Tree Retention and Protection Plan LLD2289-ARB-DWG-002 Rev 06
Ecological Impact Assessment September 2021 Rev 01
Arboricultural Impact Assessment and Method Statement September 2021 LLD2289-ARB-REP-001 Rev 05

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No development (including demolition) shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays. In addition, there shall be no external working an hour before, during and an hour after sunset and sunrise even if those times fall within the above time periods.

Reason: In the interests of neighbour amenity and to ensure adequate mitigation for bats in line with the HRA Appropriate Assessment.
- 4 No development shall be permitted beyond damp proof course until a schedule and sample of all materials and finishes to be used for external walls, and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policies D DM1/D DM4 of the Arun Local Plan.
- 5 Development shall not commence, other than works of site survey and investigation, until full details

of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Where the design of the surface water drainage scheme relies on an adjacent development, a Deed of Easement detailing agreement of taking such drainage shall also be provided as part of the required details. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 6 In the instance that the approved drainage design permitted under condition 5 requires drainage discharge into a nearby approved development (AL/107/21/PL or another approved permission), commencement of this development shall not be allowed until the delivery of the drainage system in the adjacent land is fully implemented and operational.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 7 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 8 Prior to the commencement of the development, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 9 Prior to the commencement of the development, including any works of demolition, a Construction and Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- The anticipated number, frequency and types of vehicles used during construction.
- The method of access and routing of vehicles during construction.
- The parking of vehicles by site operatives and visitors.
- The loading and unloading of plant, materials and waste.
- The storage of plant and materials used in construction of the development.
- The erection and maintenance of security hoarding.
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders).
- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones".
- Practical measures (both physical and sensitive working practices) to avoid or reduce impacts on bats during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The time during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.

- Use of protective fences, exclusion barrier and warning signs.

Reason: In the interests of highway safety and the amenities of the area.

- 10 Prior to the commencement of development, a strategy for the provision or facilitation of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment in accordance with policy TEL DM1 of the Arun Local Plan.

- 11 No part of the development shall be first occupied until visibility splays of 2.0m by 23m to the east and 2.0m by 15m to the west have been provided at the proposed site vehicular access onto Oak Tree Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of highway safety

- 12 Prior to the occupation of each individual dwelling, a minimum of 1 no. Electric Vehicle Charging point per dwelling will be constructed in accordance with approved Block Plan - DP302 Rev 2. The charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 13 Prior to the occupation of each individual dwelling hereby permitted, the solar panels shall be constructed and in full working order. The solar panels shall be retained in perpetuity unless otherwise agreed by the Local Planning Authority.

Reason: In order for the development to accord with Policy ECC SP2 of the Arun Local Plan.

- 14 Prior to occupation of the first dwelling, details of any external lighting, including domestic and security lighting, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed upon completion of the development and shall remain in perpetuity.

Reason: In order to ensure that the integrity of the SAC is retained in accordance with the conclusions of the Appropriate Assessment, and Policies ENV SP1, ENV DM1 of the Arun Local Plan.

- 15 Prior to occupation, details of covered and secure cycle parking spaces shall be submitted and approved in writing by the Local Planning Authority. No individual dwelling shall be occupied until cycle spaces have been constructed in accordance with the approved details. The cycle parking shall thereafter remain in perpetuity.

Reason: To provide alternative and sustainable travel options in accordance with policies T DM1 of the Arun Local Plan.

- 16 No individual dwelling shall be occupied until the car parking and associated turning area serving the respective dwelling has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with policy T DM1 of the Arun Local Plan.

- 17 No individual dwelling hereby approved shall be occupied until the optional requirement for restricted water consumption in Part G of the Building Regulations as demonstrated through the water calculator has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with policy W DM1 and ECC SP1 of the Arun Local Plan.

- 18 No dwelling shall be occupied until the footway as shown on drawing no. 1324 DPP302 Rev 03 Roof /

Site Plan has been constructed and connected with the existing footway present to the south of Oak Tree Lane.

Reason: To ensure safe pedestrian access for all users, to and from services, in accordance with policy T SP1, and T DM1 of the Arun Local Plan.

- 19 INFORMATIVE: The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.
- 20 INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
- 21 The applicant is advised that as the estate roads are to remain private/unadopted, the Highway Authority would require provisions in any s106 agreement to confirm that the estate roads would not be offered for adoption at a later date and wording included to ensure that the carriageways, footways and casual parking are properly constructed, surfaced and drained, and that the works are appropriately certified from a suitably qualified professional confirming the construction standard.
- 22 INFORMATIVE: If during construction works, it becomes apparent that implementation cannot be carried in accordance with previously agreed details any resubmission of the drainage design must be accompanied by an updated copy of the management manual.
- 23 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).
- Freeboard is to be provided between the base of the infiltration structure and the highest recorded groundwater level identified in that location. Ideally this should be 1 metre where possible, as stated in the CIRIA Suds Manual guidance. However, on the coastal plain in particular, where geology dictates and where shallow perched/tidally influenced water tables are often present, this is unlikely to be achievable irrespective of this, infiltration must still be fully considered. Therefore, to maximise this potential and avoid utilising other less favourable methods of surface water disposal, the bases of infiltration structures are permitted to be immediately above the peak recorded groundwater levels where it is deemed necessary.
- In areas where an aquifer is to be protected (subject to guidance from the Environment Agency) then a minimum 1 metre freeboard must be provided.
- Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network.
- Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.
- Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application. Reference should also be made to the 'West Sussex LLFA Policy for the Management of Surface Water'.
- 24 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.
- 25 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981,

with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

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HEADS OF TERMS: AL/31/22/PL at Ryefields

Financial obligation(s) summary or change	Trigger Point	Amount (index linked)	Due to (ADC, WSCC, NHS, other)	Destination/ project
Education: Early Years	<p>To pay the County Council the Education Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid WSCC the Education Contribution.</p>	£5,767.00	WSCC and ADC for land costs.	Contribution towards new nursery places to serve BEW.
Education: Primary	<p>To pay the County Council the Education Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution.</p> <p>Include Review Mechanism in line with similar 106's produced for the strategic sites.</p>	£27,907.00	WSCC and ADC for land costs.	Contribution towards primary school provision at BEW.
Education: SSC facility (SEND)	<p>To pay the County Council the Education Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution.</p>	£2,233.00	WSCC and ADC for land costs	Contribution towards a new SSC facility serving BEW

<p>Education: Secondary</p>	<p>To pay the County Council the Education Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution.</p>	<p>£28,438.00</p>	<p>WSSC</p>	<p>Contribution towards provision of additional secondary school spaces in a new secondary school serving Arun or as part of expansion/upgrade to existing secondary schools located in the vicinity of the Development.</p>
<p>Education: Transport Contribution</p>	<p>To pay the County Council the transport contribution Education Contribution upon completion of the development for up to 16 years or until a new secondary school for the district is operational.</p>	<p>£1032.48 per academic year</p>	<p>WSSC</p>	<p>The temporary costs to transport children to the nearest available or West Sussex catchment school with space</p>
<p>Education: Sixth Form</p>	<p>To pay the County Council the Education Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid the CC the Education Contribution.</p>	<p>£5,498.00</p>	<p>WSSC</p>	<p>Contribution towards new sixth form or a restructure of the sixth form to cater for additional student population.</p>
<p>Libraries</p>	<p>To pay the County Council the Libraries Contribution prior to the following occupations:</p> <p>First Occupation = 100% contribution</p>	<p>£93.00</p>	<p>WSSC</p>	<p>Contribution towards new equipment for a new Tier 7 library</p>

	Owners must not occupy more than the above number of units until the developer has paid the CC the Libraries Contribution.			facility serving BEW development or allocation to the nearest library should a Tier 7 facility not be provided.
Fire & Rescue	To pay the County Council the Fire & Rescue Contribution prior to the following occupations: First Occupation = 100% contribution Owners must not occupy more than the above % of units until the developer has paid the Fire & Rescue contribution.	£165.00	WSCC	Contribution towards the expansion of fire and rescue infrastructure or investment in new technology to serve the development.
Police Services:	To pay the District Council the Police Services Contribution prior to the following occupations: 50% Occupation = 50% contribution 100% Occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid the Police Services contribution.	TBC by Sussex Police. Consultation response awaited.	ADC	Contributions to additional resourcing for policing within the District, Officer and Support Staff, additional premises, additional staffing and additional vehicle for the Barnham Neighbourhood Police Team.
Highways: A29 realignment including bridge over railway line	First Occupation = 50% contribution 50% Occupation = 50% contribution	£57,844.00 / £40,356.28 Subject to BCIS index linked at time of payment.	WSCC	Contributions to A29 realignment including bridge over railway line.

	Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.			
Highways: Barnham Village Centre Improvements	To pay the County Council the Highways Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.	£478.67 / £333.95 Subject to BCIS index linked at time of payment.	WSCC	Contributions to Barnham Village Centre improvements.
Strategic Highways: A27/B2233 Nyton Road Improvements	To enter into a S278 agreement with National Highways prior to commencement to provide for the payment to National Highways of the A27 improvement contributions. First Occupation = 50% contribution 50% occupation = 100% contribution Owners must not occupy more than the above % of units until the developer has paid National Highways the Strategic Highways Contribution.	£436.00 / £304.19 Subject to BCIS index linked at the time of payment.	National Highways	Contributions towards A27/B2233 Nyton Road junction improvements.
Highways: Rowan Way Improvements	To pay the County Council the Highways Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.	£2034.67 / 1419.53	WSCC	Contribution towards Rowan Way improvements.
Highways: A29/A259 Felpham Relief Road Improvements	To pay the County Council the Highways Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution	£1080.00 / 753.49	WSCC	Contribution towards Felpham Relief Road Improvements.

	Owners must not occupy more than the above % of units until the developer has paid WSCC the Highways Contribution.			
Strategic Highways: A27 Fontwell Eastern Roundabouts Improvements	<p>To enter into a S278 agreement with National Highways prior to commencement to provide for the payment to National Highways of the A27 improvement contributions.</p> <p>First Occupation = 50% contribution 50% occupation = 100% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid National Highways the Strategic Highways Contribution.</p>	<p>£1466.67 / £1023.26</p> <p>Subject to BCIS index linked at the time of payment.</p>	National Highways	Contributions to A27/A29 Fontwell Eastern Roundabout junction improvements.
Strategic Highways: A27 Fontwell WEST Roundabouts Improvements	<p>To enter into a S278 agreement with National Highways prior to commencement to provide for the payment to National Highways of the A27 improvement contributions.</p> <p>First Occupation = 50% contribution 50% occupation = 100% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid National Highways the Strategic Highways Contribution.</p>	<p>£2056.00 / 1434.42</p> <p>Subject to BCIS index linked at the time of payment.</p>	National Highways	Contributions to A27/A29 Fontwell Eastern Roundabout junction improvements.
Transport: B2233 Pedestrian Improvement Measures	<p>To pay the County Council the Transport Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.</p>	<p>£1600.95 / 1116.94</p> <p>Subject to BCIS index linked at the time of payment.</p>	WSCC	Contributions to B2233 Pedestrian Improvement Measures.
Transport: Barnham – Bognor Regis Cycle Route	<p>To pay the County Council the Transport Contribution prior to the following occupations:</p>	<p>£2100.00 / £1465.12</p> <p>Subject to BCIS index linked at the time of payment.</p>	WSCC	Contributions to Barnham to Bognor Regis

	<p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.</p>			Cycle Route.
Transport: Barnham – Tangmere Cycle Route	<p>To pay the County Council the Transport Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.</p>	<p>£2366.66 / 1651.16</p> <p>Subject to BCIS index linked at the time of payment.</p>	WSCC	Contributions to the Barnham to Tangmere Cycle Route.
Transport: Additional Cycle Parking at Barnham Railway Station	<p>To pay the County Council the Transport Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.</p>	<p>£46.64 / £32.56</p> <p>Subject to BCIS index linked at the time of payment.</p>	WSCC	Contributions towards additional cycle parking serving Barnham Railway Station.
Transport: Cycle Links between BEW and South Downs National Park	<p>To pay the County Council the Transport Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.</p>	<p>£3,533.32 / 2465.12</p> <p>Subject to BCIS index linked at the time of payment.</p>	WSCC	Contributions towards cycle links between BEW and South Downs National Park.
Transport: Creation of NMU railway crossing between Rife Valley Park	<p>To pay the County Council the Transport Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution 50% occupation = 50% contribution</p>	£1,395.34	ADC	To create a dedicated non-motorised users (NMU) grade separated

	Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.			safe connection between sections of the Rife Valley Park
Transport: NMU Railway Crossings for Barnham Bognor branch line	To pay the County Council the Transport Contribution prior to the following occupations: First Occupation = 50% contribution 50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	TBC	ADC	To create a dedicated NMU grade-separated railway crossing to provide a safe crossing of the Barnham-Bognor branch line linking various PROW
NHS/Healthcare	To pay the District Council the Healthcare Contribution prior to the following occupations: 50% Occupation = 50% contribution 100% Occupation = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid ADC the Transport Contribution.	£7,134.71 Subject to BCIS index linked at time of payment.	ADC	Contribution towards expanding facilities at The Croft Surgery or the provision of a new surgery on BEW.
ADC Monitoring	Prior to commencement.	TBC	ADC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.

WSCC S106 Monitoring	On completion of Deed	TBC	WSCC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.
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NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance