

HEADS OF TERMS – F/4/20/OUT

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project	Spend by restriction
Affordable Housing	<p>Not to occupy more than 50% of the market housing units until a minimum of 50% of affordable housing is provided.</p> <p>For each phase where affordable housing is to be provided, in accordance with an agreed Phasing Strategy, no more than 75% of the open market dwellings shall be occupied until 100% of the affordable housing is delivered.</p>	<p>30% of the total units (this would be 450 dwellings for a 1,500-unit development). 67% affordable rent, 25% First Homes, 8% other intermediate housing or any tenure split as per any updated Housing Needs Assessment</p>	ADC	<p>Option 1 – Tenure split 67% affordable rent, 25% First Homes, 8% other intermediate housing. 50% of units designed to m4(2) standard and 2 per 50 designed to m4(3) wheelchair accessible standard.</p> <p>Option 2 – Tenure split varied in accordance with a scheme to be agreed by the LPA, to facilitate delivery through the Ford Community Land Trust.</p>	
SEND provision	<p>Applicant to notify WSCC by 50th dwelling whether providing directly on site or paying contributions.</p> <p>On site provision by developer 750th dwelling, or</p> <p>33% to be paid by occupation of 150th dwelling</p> <p>33% to be paid by occupation of 300th dwelling</p> <p>34% to be paid by occupation of 450th dwelling.</p>	<p>on site provision by developers with no contribution, or</p> <p>£900,000 + 0.0239ha of land at the new primary school</p>	WSCC	£900,000 plus 0.0239ha of land to provide a facility for special educational needs at the new primary school	Ten (10) years of the date of receipt of final instalment of the Contribution
Education – Early Years	<p>Applicant to notify WSCC by 50th dwelling whether providing directly on site or paying contributions.</p> <p>On site provision by developer 750th dwelling, or</p>	<p>on site provision by developers with no contribution, or</p> <p>£2,100,000 + 0.1374ha of land at the new primary school,</p>	WSCC	£2,100,000 plus 0.1374ha of land towards the provision of a new nursery facility at the new primary school.	Ten (10) years of the date of receipt of final instalment of the Contribution

	<p>33% to be paid by occupation of 150th dwelling</p> <p>33% to be paid by occupation of 300th dwelling</p> <p>34% to be paid by occupation of 450th dwelling.</p>				
Education – Primary	<p>Applicant to notify WSCC by 50th dwelling whether providing directly on site or paying contributions.</p> <p>On site provision by developer 750th dwelling, or</p> <p>33% to be paid by occupation of 150th dwelling</p> <p>33% to be paid by occupation of 300th dwelling</p> <p>34% to be paid by occupation of 450th dwelling.</p>	<p>on site provision by developers with no contribution, or</p> <p>£10,600,000 + 2.004ha of land</p>	WSCC	£10,600,000 plus 2.004ha of land towards the provision of a new 2FE primary school in Ford.	Ten (10) years of the date of receipt of final instalment of the Contribution
Education – Secondary	<p>on or before occupation of the first dwelling in a RM area, to pay 50% of that contribution for the RM area</p> <p>Not to occupy more than 50% of dwellings within an RM area until the remaining 50% for that area has been paid.</p>	£34,566 per pupil generated	WSCC	£34,566 per pupil generated towards phase 2 of a new secondary school in Arun or £34,566 per pupil generated towards the expansion of provision at Ormiston Six Villages Academy.	Ten (10) years of the date of receipt of final instalment of the Contribution
Education – Sixth Form	<p>on or before occupation of the first dwelling in a RM area, to pay 50% of that contribution for the RM area</p> <p>Not to occupy more than 50% of dwellings within an RM area until the</p>	£30,939 per pupil generated	WSCC	£30,939 per pupil generated towards phase 2 of a new sixth form at a new secondary school in Arun or towards a restructure of the sixth form to cater for the additional student population at St Philip	Ten (10) years of the date of receipt of final instalment of the Contribution

	remaining 50% for that area has been paid.			Howard Catholic High School.	
Libraries	On site provision and contribution paid to align with phasing strategy secured by condition, or Staged payments of 50% of the total contribution for each phase prior to occupations of 45%, and 95% of the dwellings in that phase.	On site provision of a Tier 7 facility and financial contribution of £100,000, or A financial contribution towards expansion of facilities at Littlehampton Library based on the WSCC calculator.	WSCC	£100,000 plus accommodation for a new Tier 7 library facility on site or a contribution towards the expansion of facilities at Littlehampton Library.	Ten (10) years of the date of receipt of final instalment of the Contribution
Fire & Rescue	Not to occupy more than 50% of dwellings within an RM area until the contribution for that area has been paid.	£15 per head of the increase in population generated by the development	WSCC	Towards the relocation or redevelopment of Littlehampton Fire Station.	Ten (10) years of the date of receipt of final instalment of the Contribution
WSCC Highways – strategic schemes	On or before occupation of 1 st dwelling, to pay 33% On or before occupation of 17% of the dwellings, to pay 33% On or before occupation of 33% of the dwellings, to pay remaining 34%	£1,577,000	WSCC	£350,000 - Contribution to technical work/application for Ford Railway bridge crossing £600,000 – towards the A259 Oystercatcher junction. £97,000 – towards the A259 Comet Corner junction. £515,000 - towards the A259 Corridor Improvement Bognor Regis-Littlehampton. £15,000 - towards the A259 Lyminster Bypass to A280 junction.	Ten (10) years of the date of receipt of final instalment of the Contribution
A27 Ford Road Roundabout improvement	On or before occupation of 50% of the dwellings, to pay 50% On or before occupation of 75% of the dwellings, to pay remaining 50%	£301,000	WSCC to pass onto National Highways	Towards the A27 Ford Road Roundabout.	
Cycle parking at Ford Railway Station	1) If Ford Lane Access is the first vehicular	£37,500	ADC	The provision of additional cycle	

	<p>access opened, then to be paid prior to occupation of the 1st dwelling.</p> <p>2) If Yapton Road Access is the first vehicular access opened, then to be paid prior to occupation of 250 dwellings.</p>			parking facilities at Ford Railway Station.	
NHS	<p>1) 0.74 acres of land safeguarded on site for healthcare infrastructure, as shown in phasing strategy.</p> <p>2) If the land onsite is called for by the CCG prior to occupation of the 500th dwelling, then the safeguarded land shall be transferred to ADC prior to occupation of the 601st dwelling and the contribution paid in line with the below triggers, less the agreed value of the land to be transferred.</p> <p>3) If the land on-site is not called for prior to the occupation of the 500th dwelling, then a financial contribution of £1,812,954 towards healthcare infrastructure to serve Ford:</p> <ul style="list-style-type: none"> - on or before occupation of 601st dwelling, pay 50% 	£1,812,954	ADC	<p>Where a scheme is identified, towards either:</p> <ol style="list-style-type: none"> 1. the provision of healthcare infrastructure at The Croft Surgery and/or GP premises at Yapton, which serve Ford; or 2. The provision of a healthcare facility within the application site at Ford airfield 	Ten (10) years of the date of receipt of final instalment of the Contribution

	<ul style="list-style-type: none"> - On or before 1000th dwelling pay further 50% <p>The safeguarded land shall no longer be safeguarded for that use and shall revert to the use identified within the secured parameter plans.</p>				
Sussex Police	<p>On or before occupation of 400th dwelling, pay 33%</p> <p>On or before 800th dwelling pay further 33%</p> <p>On or before occupation of 1200th dwelling, pay remaining 34%</p>	£251,301.58	ADC	<ul style="list-style-type: none"> • Staff set up costs (uniformed officers) - £41,999.52 • Staff set up costs (support staff) - £8,683.36 • Premises (uniformed officers) - £77,532.94 • Premises (support staff) - £64,845.73 • Vehicles (fleet) - £51,240 • Automatic Number Plate Recognition (ANPR) Camera - £7,000 	Five (5) years of the date of receipt of final instalment of the Contribution
Swimming Pool	<p>On or before occupation of 400th dwelling, pay 33%</p> <p>On or before 800th dwelling pay further 33%</p> <p>On or before occupation of 1200th dwelling, pay remaining 34%</p>	£607,794	ADC	Towards improving provision and increasing the capacity of swimming pools and associated wet side facilities for the District.	Five (5) years of the date of receipt of final instalment of the Contribution
3G pitch	<p>1) Pay the following contributions:</p> <ul style="list-style-type: none"> - on or before occupation of 400th dwelling, pay 33% - On or before 800th dwelling pay further 33% - On or before occupation of 1200th dwelling, pay remaining 34% 	<p>£124,492</p> <p>£86,900</p> <p>£43,166</p>	ADC	<p>Towards the provision of a 3G pitch at the Barnham-Eastergate-Westergate Strategic Development Site.</p> <p>Towards maintenance (20 years total cost)</p> <p>Towards ancillary facilities, associated with the 3G pitch, at the same site.</p>	Five (5) years of the date of receipt of final instalment of the Contribution

	<ul style="list-style-type: none"> - on or before occupation of 400th dwelling, pay 33% - On or before 800th dwelling pay further 33% - On or before occupation of 1200th dwelling, pay remaining 34% 	Health and Fitness: £184,800		Palmer Road, Angmering.	receipt of final instalment of the Contribution
Commuted Public Open Space Maintenance Sum (for 20-year period)	<p>on or before occupation of 33% of an RM area, to pay 33% of the contribution for that area.</p> <p>on or before occupation of 66% of an RM area, to pay 33% of the contribution for that area.</p> <p>On or before final occupation of an RM area, pay remaining 34%</p>	Contribution to be based on a formula of £11.23 per sqm of open space within each RM area (if transferred to council.) Otherwise, management company.	ADC	Towards on-site public open space.	
Play Maintenance Sum (per play site)	For each RM area which includes a play site, as identified within the Phasing Plan strategy secured by condition, £30,000 per play site to be paid to the council by 50% occupation of that RM area (if transferred to the council).	£30,000 per play site if transferred to council. Otherwise, management company.	ADC	Towards on-site play areas.	
Self-build and custom-build	To accord with agreed phasing plan secured by condition	Up to 30 plots	ADC	The provision of up to 30 plots to be made available for self-build and custom-build homes.	Plots not sold after 12-months marketing to be built by developer.

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
Highways Mitigation (s.278)			
Construction of Yapton Road Access (drawing no. GA-001 Rev E)	1 st or 501 st Occupation	Works	WSCC/ADC
Construction of Ford Lane Access (GA-004 Rev B)	1 st or 501 st Occupation	Works	WSCC/ADC
Construction of Ford Road Access (GA-066)	First occupation of the commercial floorspace	Works	WSCC/ADC
Ford Lane/North End Road Improvement (GA-028 Rev C) – or any other such scheme as agreed through S278	Prior to 751 st Occupation	Works	WSCC/ADC
B2233/North End Road Improvement (GA-026 Rev B)	Prior to 501 st Occupation	Works	WSCC/ADC
Bilsham Road/B2233 Improvement (GA-027 Rev C)	Prior to 251 st Occupation	Works	WSCC/ADC
Pedestrian & Cycle Improvements			
Ford Lane Pedestrian Connection (GA-054 Rev A)	Prior to opening of Ford Lane Access	Works	WSCC/ADC
Horsmere Green Lane Pedestrian Access and Bus Infrastructure Improvements (GA-058 Rev B)	Prior to opening of Yapton Road Access or by occupation of 101 st dwelling, whichever is earlier.	Works	WSCC/ADC
Church Lane Pedestrian/Cycle Connection (GA-600 Rev A) – if required (this would be an interim scheme if triggered prior to Climping delivering a scheme of improvements as part of their access works which go beyond this)	Prior to opening of Yapton Road Access – if required.	Works	WSCC/ADC
Rollaston Park & Burndell Road Pedestrian and Bus Infrastructure Improvements (GA-041 Rev A, GA-200, GA-201 Rev A, GA-202 Rev A, GA-203 Rev A & GA-204)	Prior to 1 st Occupation	Works	WSCC/ADC
Yapton Cycle Route Improvements (GA-059, GA-060 & GA-061)	Prior to 101 st occupation	Works	WSCC/ADC
Ford Road-Station Road Pedestrian/Cycle Connection to Station (GA-006 Rev B, GA-007 Rev B, GA-008 Rev A, GA-009 Rev A & GA-010 Rev B)	If Ford Lane is the first vehicular access opened, then the works are to be completed prior to occupation of the 1 st dwelling. If Yapton Road is the first vehicular access opened, then the works are to be completed prior to occupation of 101 st dwelling.	Works	WSCC/ADC
Footpath 206 Connection (Ford Road to River Arun public right of way) (GA-400 Rev A) (includes works outside the highway)	Prior to first occupation of the commercial floorspace or first occupation of the 1250 th dwelling whichever is sooner.	Works	WSCC/ADC
Upgrading public rights of way 363 and 366 to bridleway status.	Prior to first occupation of the commercial floorspace or first occupation of the	Works	WSCC/ADC

	1250 th dwelling whichever is sooner.		
<p>On site bus provision</p> <p>The provision of bus stop infrastructure and a scheme that will provide an AM & PM peak hour service between the site and Barnham Railway Station and a regular service between Barnham and Littlehampton or diversion of the 700 service through the site.</p>	On site bus service infrastructure to be made available by 501st dwelling.	Works	WSSC/ADC
<p>Public Open Space Scheme</p> <p>Transfer cascade; the rest is dealt with by condition</p>			
<p>Community Centre/Hub</p> <p>Transfer cascade; the rest is dealt with by condition</p>	To be constructed and ready for final fit out prior to occupation of 750 dwellings		ADC/WSSC