

HEADS OF TERMS: AL/107/21/PL Land at Woodgate Centre

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>	<p><u>£259,534</u></p> <p><u>£4,018</u> towards to the land value</p>	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>	<p><u>£1,255,813</u></p> <p><u>£56,580</u> towards to the land value</p>	WSCC and ADC for land costs.	Contribution towards primary school provision at BEW.
Education: Secondary	<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>	Multiplier formula which is based on £34,556 per pupil amounting to £879,515	WSCC	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.
Education: Sixth Form	<p>To pay the County Council the Education Contribution prior to the following occupations:</p>	£136,537	WSCC	Contribution towards new sixth form or

	<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>			a restructure of the sixth form to cater for additional student population.
Education: 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>	<p><u>£100,465 plus</u> <u>£2,521.50</u> towards to the land value</p>	WSCC and ADC for land costs.	Contribution towards SEND for 24 place SSC attached to the new school.
Libraries	<p>To pay the County Council the Libraries Contribution prior to the following occupations:</p> <p>100% prior to occupation of the 90th dwelling.</p> <p>Owners must not occupy more than the above number of units until the developer has paid the CC the Libraries Contribution.</p>	<u>£4,186</u>	WSCC	Contribution towards new equipment for a new Tier 7 library facility serving BEW development .
Fire & Rescue	<p>To pay the County Council the Fire & Rescue 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 Fire & Rescue contribution.</p>	Formula based contribution of <u>£4,862</u>	WSCC	Contribution towards the expansion of fire and rescue infrastructure or investment in new technology to serve the development .
Police Services:	<p>To pay the District Council the Police Services Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of units until the developer has paid the Police Services contribution.</p>	<p><u>£27,257.87</u></p> <p>Subject to BCIS index linked at time of payment.</p> <p>Contributions based on Sussex Police consultation response.</p>	WSCC	Contribution s 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	<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 Highways Contribution.</p>	<p><u>£1,816,032.56</u></p> <p>Subject to BCIS index linked at time of payment.</p> <p>Contributions based on A29 Realignment Feasibility Study (Systra, 2014) & Apportionment Study (June 2020) and updated A29 realignment costs Briefing Note (December 2021)</p>	WSCC	Contributions to A29 realignment including bridge over railway line.
Highways: Barnham Village Centre Improvements	<p>To pay the County Council the Highways 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 Highways Contribution.</p>	<p><u>£20,930</u></p> <p>Subject to BCIS index linked at time of payment.</p> <p>Contributions based on A29 Realignment Feasibility Study (Systra, 2014) & Apportionment Study June 2020.</p>	WSCC	Contributions to Barnham Village Centre improvements.
Strategic Highways: A27/B2233 Nyton Road Junction 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><u>£12,558.14</u></p> <p>Subject to BCIS index linked at the time of payment.</p> <p>Arun Transport Study 2016 Stage 3 Final Report / Arun District ICSDP Phase 2 (February 2017) & Apportionment Study June 2020.</p>	National Highways	Contributions towards A27/B2233 Nyton Road junction improvements.
Strategic Highways: A27/A29 Fontwell Eastern Roundabout Junction 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><u>£24,697.67</u></p> <p>Subject to BCIS index linked at the time of payment.</p> <p>Enterprise Bognor Regis Transport Review (Systra, September 2017), Arun District ICSDP Phase 2 (February 2017) & Apportionment Study (June 2020)</p>	National Highways	Contributions to A27/A29 Fontwell Eastern Roundabout junction improvements.
Highways:	To pay the County Council the	<u>£25,116.28</u>	WSCC	Contribution

A259 Oyster Catcher Junction	<p>Highways 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 Highways Contribution.</p>	<p>Subject to BCIS index linked at the time of payment.</p> <p>Comet Corner and Oystercatcher WSP assessment (December 2019) & WSCC/ADC Local Plan Transport Mitigation Apportionment Study (June 2020).</p>		s to A259 Oyster Catcher junction improvements.
Highways: A259 Corridor Improvement to Bognor Regis to Littlehampton	<p>To pay the County Council the Highways 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 Highways Contribution.</p>	<p><u>£6,697.67</u></p> <p>Subject to BCIS index linked at the time of payment.</p> <p>Contributions based on WSCC/ADC Local Plan Transport Mitigation Apportionment Study (June 2020).</p>	WSCC	Contributions to A259 corridor improvement Bognor Regis to Littlehampton.
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><u>£62,790.70</u></p> <p>Subject to BCIS index linked at the time of payment.</p> <p>WSCC Revised BEW Mitigation Requirements (December 2020) – updated</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>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><u>£48,139.53</u></p> <p>Subject to BCIS index linked at the time of payment.</p> <p>WSCC Revised BEW Mitigation Requirements (December 2020) – updated</p>	WSCC	Contributions to Barnham to Bognor Regis 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><u>£62,790.70</u></p> <p>Subject to BCIS index linked at the time of payment.</p> <p>WSCC Revised BEW Mitigation Requirements (December 2020) – updated</p>	WSCC	Contributions to the Barnham to Tangmere Cycle Route.
Transport: Additional Cycle Parking at Barnham Railway	<p>To pay the County Council the Transport Contribution prior to the following occupations:</p> <p>First Occupation = 50% contribution</p>	<p><u>£1,453.61</u></p> <p>Subject to BCIS index linked at the time of payment.</p>	WSCC	Contributions towards additional cycle parking serving

Station	50% occupation = 50% contribution Owners must not occupy more than the above % of units until the developer has paid WSCC the Transport Contribution.	WSCC Revised BEW Mitigation Requirements (December 2020) – updated		Barnham Railway Station.
Transport: Cycle Links between BEW and South Downs National Park	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.	<u>£34,493.02</u> Subject to BCIS index linked at the time of payment. WSCC Revised BEW Mitigation Requirements (December 2020) – updated	WSCC	Contributions towards cycle links between BEW and South Downs National Park.
Transport: Railway Crossings	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	WSCC	To create a dedicated non-motorised users (NMU) grade separated safe connection between sections of the Rife Valley Park
Transport: Railway Crossings	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	WSCC	To create a dedicated NMU grade-separated railway crossing to provide a safe crossing of the Barnham-Bognor branch line linking various PROW
Transport: Bus Improvements	To pay the District 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 the units until the developer has paid the DC the Transport Contribution.	TBC	ADC	Either provision of bus stop improvements to the existing bus stops on the Lidsey Road or contribution towards the BEW site wide public

				transport improvements
Transport: Car Club	<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>	<u>£22,500</u>	WSCC	Towards the provision of a car club and promotion and advertisement of a traffic regulation order and one car club parking space within the Land.
E/W Cycle/ Pedestrian Link	<p>To pay the District Council the E/W Link Contribution and Maintenance Contribution prior to:</p> <p>75% of occupations = 100% contribution</p>	<p>50% of the agreed costs of the E/W Link and any increased costs unless agreed costs include sufficient contingency (TBC)</p> <p>Maintenance contribution if not adopted TBC</p>	ADC	Towards the provision of a pedestrian and cycle bridge across the Lidsey Rife, to be provided by the adjoining landowner when the adjacent land is brought forward for development
NHS/Healthcare	<p>To pay the District Council the Healthcare Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid ADC the Transport Contribution.</p>	<p><u>£231,771</u></p> <p>Subject to BCIS index linked at time of payment.</p> <p>Health Tariff (NHS) for Councils Housing Plans (July 2019). Formula used has been agreed by the District Valuer).</p>	ADC	Contribution towards expanding facilities at The Croft Surgery or the provision of a new surgery on BEW.
3G Pitch Provision	<p>To pay the District Council the 3G Pitch Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid ADC the 3G Pitch Contribution.</p>	<p><u>£14,580</u> (Active Places and Power) + <u>£9,980</u> maintenance + <u>£7,862.07.00</u> towards to the land value for the 3G Pitch provision, representing 4.1% of value (based on 180 units in 4300 unit allocation).</p> <p>Subject to RPI index linked at time of payment</p> <p>Arun District Council Infrastructure Capacity</p>	ADC	Contribution towards provision of 3G pitch at BEW or elsewhere within the District plus their maintenance for a 20 year period at BEW.

		Study and Delivery Plan (Phase 2) (PEDP5).		
Playing Pitch Provision	<p>To pay the District Council the Playing Pitch Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid the DC the Playing Pitch Contribution.</p>	<p><u>£40,066</u> (Active Places and Power) + <u>£166,560</u> maintenance + <u>£15,201.20</u> towards to the land value for the Playing Pitch provision, representing 4.1% of value (based on 180 units in 4,300 unit allocation).</p> <p>Subject to RPI index linked at time of payment.</p> <p>Arun District Council Infrastructure Capacity Study and Delivery Plan (Phase 2) (PEDP5).</p>	ADC	Contributions towards provision of 2 no. grass pitches at BEW or grass pitch provision elsewhere within the District.
Sports Hub: Community Centre	<p>To pay the District Council the Sports Hub Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>First month after collection of the contribution, the sum total of the contributions shall be made available to Aldingbourne Parish Council towards redeveloping the Aldingbourne Community Sports Centre or for provision of the community centre within the Sports Hub at BEW as may be deemed appropriate by the District Council through liaison with Aldingbourne Parish Council.</p>	<p><u>£180,000</u></p> <p>Subject to RPI index linked at time of payment.</p> <p>(Based on each dwelling on the site contributing £1,000).</p>	ADC	Contribution towards redeveloping the Aldingbourne Community Sports Centre or a new community centre within the Sports Hub at BEW or to community facilities within the District.
Sports Hub: Ancillary Facilities Provision Associated with Playing Pitches + 3G	<p>To pay the District Council the Sports Hub Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Ancillary Facilities Contribution.</p>	<p><u>£92,117.59</u></p> <p>Subject to RPI index linked at time of payment.</p> <p>The Ancillary Facilities contribution was derived using the Active Places Power (Sport England) Playing Pitch Calculator.</p>	ADC	Contribution towards new ancillary facilities provision within the Sports Hub at BEW or ancillary sports pitch facilities within the District.

<p>Sports Hub: Sports Hall / Flexible Activity Space</p>	<p>To pay the District Council the Sports Hub Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Ancillary Facilities Contribution.</p>	<p><u>£71,498</u> Subject to RPI index linked at time of payment.</p> <p>The Sports Hall / Flexible Activity Space contribution was derived using the Active Places Power (Sport England) Sport Facility Calculator.</p>	<p>ADC</p>	<p>Contribution towards new sports hall/flexible activity space within the Sports Hub at BEW or sports halls/flexible activity space within the District.</p>
<p>Sports Hub: Health & Fitness</p>	<p>To pay the District Council the Sports Hub Contribution prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Health and Fitness Contribution.</p>	<p><u>£22,400</u> Subject to RPI index linked at time of payment.</p> <p>ADC Health and Fitness Calculator</p>	<p>ADC</p>	<p>Contribution towards new health and fitness within the Sports Hub at BEW or health and fitness provision within the District.</p>
<p>Sports Hub Land Costs</p>	<p>To pay the District Council the sports hub land costs contributions prior to the following occupations:</p> <p>25% Occupation = 50% contribution 75% Occupation = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid the DC the Sports Hub Land Costs Contribution.</p>	<p><u>£15,170</u></p> <p>Based on 1.5 ha for sports hub building and parking.</p>	<p>ADC</p>	<p>Land costs for the Sports Hub land</p>
<p>Swimming Pools</p>	<p>To pay the District Council the Swimming Pool Contribution prior to the following occupations:</p> <p>25% Occ = 50% contribution 75% Occ = 50% contribution</p> <p>Owners must not occupy more than the above % of the units until the developer has paid the DC the Swimming Pool Contribution.</p>	<p><u>£79,083</u> Subject to RPI index linked at time of payment.</p> <p>The Swimming Pools Contribution was derived using the Active Places Power (Sport England) Sport Facility Calculator.</p>	<p>ADC</p>	<p>Contribution towards swimming pool/ancillary facility provision at a new leisure centre in the West of the District or other swimming pool provision/expansion within the District.</p>

Public Art	To pay the District Council the Public Art Contribution prior to the following occupations: 25% Occ = 50% contribution 75% Occ = 50% contribution Owners must not occupy more than the above % of the units until the developer has paid the DC the Public Art Contribution.	<u>£6,930</u>	ADC	Contribution towards provision of public art project throughout the BEW site.
ADC Monitoring	Prior to commencement.	<u>£9,900</u>	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	£2,400	WSCC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.
Travel Plan Monitoring	Prior to occupation of development	£3,500	WSCC	Contribution towards the costs of monitoring the Travel Plan contained within the planning conditions.

NON-FINANCIAL Obligation Summary	Trigger Point	Due To (ADC, WSCC, Other)	Department/Officer to Confirm Compliance
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<p>Affordable Housing:</p> <p>30% of the residential units to be provided as affordable units.</p> <p>Submit Affordable Housing Plan prior to commencement of development for approval detailing size, location and tenure mix of AH and RMs to come forward in accordance with the approved AHP.</p> <p>ADC expect the AHP to include a split of a tenure split of 67% affordable rented, 25% First Homes and 8% intermediate housing.</p> <p>Rent on AH Rented units to be set at a maximum of 90% of Local Housing Allowance levels, inclusive of service charge.</p>	<p>Not to occupy or cause to allow to occupy, more than 50% of the market housing units in the development until 50% of the affordable housing and first homes is provided and available for occupation and then not to occupy more than 80% of the market housing before 100% of the affordable housing and first homes available for occupation.</p>	<p>ADC</p>	<p>ADC Housing</p>
<p>Adopted Highway:</p> <p>Enter into highways agreement for the necessary highway works. An adoption clause to require the internal access road, junction, and any other components, detailed in a key plan appended to the S106, to be offered up to WSCC via Section 38.</p> <p>A non-adoption clause to require a private management company to be appointed for the management of the road should WSCC not adopt the highway.</p>	<p>[TBC]</p>	<p>WSCC</p>	<p>WSCC</p>
<p>Ransom Strips</p> <p>Provision of end of internal access roads to prevent any strips of ransom and to make available land for wider connections where required (where not made for adoption by the LHA).</p>	<p>N/A</p>		
<p>Delivery of E-W Cycle and Pedestrian Link</p> <p>Safeguarding land to allow construction of the E/W link and management strategy to ensure that the link is managed and maintained.</p>		<p>ADC</p>	<p>ADC</p>
<p>Delivery of Public Open Space</p> <p>Obligation to require delivery of POS to be delivered at trigger point to a specification agreed with the LPA, in accordance with a play space and open space specification submitted to the Council in discharge of this obligation).</p>	<p>POS Scheme of works submitted and approved prior to commencement.</p> <p>Delivery of POS and approval of management strategy prior to occupation of no more than 65% of units.</p> <p>No to occupy more than 50% unless the POS has been completed in accordance with the POS Scheme of works.</p> <p>Not to occupy more than 70% until final completion notice has been issued.</p>	<p>ADC</p>	

Enhanced LEAP and LAP	Play area scheme of works prior to development Not to occupy 75% until play area provided.		
Adoption of Public Open Space by Management Company or Arun District Council Obligation to require POS to be transferred for management to ADC with management fee Option within this management clause to allow for transfer to an alternative management company who manages the entirety of the Linear Park (as defined by Plan) with the prior agreement of Pye Homes (or successor in Title).		ADC	ADC
Travel Plan Travel Plan to be submitted for approval by the County Council		WSCC	WSCC
Highway works – (a) Provision of a detailed scheme of works to be carried out to the existing junction between Woodgate Road and the A29 Lidsey Road as indicatively shown on Drawing No 20-061-043; and (c) A29/B2233 War Memorial Roundabout Interim Junction Improvement as indicatively shown on Drawing No TBC and to be delivered in accordance with a Highway Works Scheme;	Not to Commence the Development until a Highway Works Scheme has been submitted to and approved in writing by the County Council Not without the consent of the County Council to allow [TBC] Occupation of [TBC] Dwellings until such Highway Works have been completed to the satisfaction of the County Council.		