

HEADS OF TERMS

LAND AT FORD ROAD, ARUNDEL (AB/135/20/OUT)

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project
Transport	Prior to the occupation of the first dwelling on the site the applicant shall enter into a S278 Agreement with Highways England. The contribution shall be payable prior to the occupation of the 70th dwelling on the site.	£18,027 (index linked at 2017 prices).	ADC to transfer to Highways England.	Contribution towards a scheme of highway mitigation measures at the A27 / A284 Ford Road roundabout in Arundel.
Transport	To be delivered prior to occupation of the first dwelling.	£3,500	WSCC	Contribution towards the auditing of the Travel Plan.
Monitoring (ADC)	Prior to commencement.	£1,000	ADC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.
Monitoring (WSCC)	Prior to commencement.	Financial sum to be confirmed by WSCC.	WSCC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.
NON-FINANCIAL Obligation Summary		Trigger Point		Due To (ADC, WSCC, Other)
Affordable Housing: 27 affordable units (30% provision). <u>Rented:</u> 6 x 1 bed 10 x 2 bed 4 x 3 bed <u>Shared Ownership:</u> 2 x 1 bed 3 x 2 bed 2 x 3 bed There is an opportunity for the affordable dwellings to be managed on the site by the Arundel Community Land Trust (CLT). The Arundel CLT should be listed in the S106 Agreement.		Not to occupy or cause to allow to occupy, more than 50% of the market housing units in the development until the affordable housing is provided on the land.		ADC

<p>Community Building: The transfer of the land for the community building to Arundel Town Council (<i>land identified on the Illustrative Masterplan [Drawing No. IM003 Rev. E] which needs to be included in the Section 106 Agreement</i>).</p>	<p>To be transferred prior to occupation of more than 50% of the dwellings.</p>	<p>Arundel Town Council</p>
<p>Allotments: The transfer of the land for the allotments to Arundel Town Council (<i>land identified on the Illustrative Masterplan [Drawing No. IM003 Rev. E] which needs to be included in the Section 106 Agreement</i>).</p>	<p>To be transferred prior to occupation of more than 50% of the dwellings.</p>	<p>Arundel Town Council</p>
<p>Unadopted Highway: A non-adoption clause to safeguard the Local Highway Authority if the internal layout is not offered for adoption and similarly, a management plan clause to secure an appropriate management company for the long-term maintenance of any highway infrastructure remaining private.</p>	<p>This is to take place prior to the occupation of the 1st dwelling.</p>	<p>WSCC</p>

Illustrative Masterplan [Drawing No. IM003 Rev. E]



Quantum of Development	
	Area (ha)
Net Developable Area	3.82
Subs	0.67
Allotments + Community Building	0.10
Green (inc. LEAP)	0.21
Primary Tree Lined Road	0.42
Green Infrastructure	4.95
Site Area	10.17

Developable Area:	3.82 ha
Number of Units:	10
(Affordable Units: 37)	
Density:	34dph

- Existing Built Form
- Existing Vegetation
- Proposed Planting
- Primary Tree Lined Road
- SUDS - Sustainable Drainage System
- Allotments
- LEAP - Local Equipped Area for Play
- LAP - Local Area for Play
- 1m Contours
- Site Boundary
- Emergency Site Access Only
- Public Right of Way
- Pedestrian Access
- Proposed Footpath (Hoggin Surface)
- Mown path
- Vehicle Access (new junction)
- Community Building
- Community Building Access

Illustrative Masterplan

Land at Ford Road, Arundel

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revision:	0	scale:	20000/1
drawn by:	CD	checked by:	CD
date:	10.04.21	job no.:	ENLU 40067

