

Appendix 1: DC/16/1677 – Land North of Horsham s106 Heads of Terms

Area of Obligation	Obligation	Description/Quantity
Open Space	MUGAs	Multi Use Games Areas – (0.5 ha)
	NEAPs	Neighbourhood Equipped Areas of Plan – 3 across the site at least 1.07 ha including buffers
	LLAP	Landscaped Local Area of Play – minimum 0.09 ha
	Formal sports pitches	3.66 ha including Natural Turf Pitches and 3G football pitch
	Youth Activity Facility	0.45 ha including bike track, skate park and kick about areas
	Open Access Ball Courts	0.15 ha
	Indoor Sports Contribution	£1.1m
	Allotments	1.32ha (to east and west)
	Greenspace Amenity	Minimum 3.12 ha
	Greenspace Natural	Minimum 15.01ha
	Greenspace Parks	Minimum 8.76 ha
	Community Centre	To be a minimum size and be built to an agreed specification
	Sports changing room/pavilion	Land of 0.8ha. Specification in line with FA design standards as set out in Football Foundation Data Sheets for Changing Accommodation
	Nature Conservation Areas	Specification and management details
Cemetery Land		10.0ha Safeguarding for a specified period, with the exception of a suitable temporary use.
Housing for Local Need	Affordable Rent	12.73%
	Shared Ownership	5.27%
	Build to rent	7.27%
	Discount Market Units	3.64%
	Custom or Self Build	1.09%
Total housing for local need		30%
Review mechanism		To ensure clawback of any uplift in value across the site, to be reviewed every 5 years
Business Park		The provision of 46,450 square metres of business floorspace
		The provision of specified areas of the business park, in a fully serviced condition, linked to the occupation of a specified number of dwellings
Safeguarded Land(Railway)		Safeguarding of railway station land and associated parking for a specified period.

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Medical Centre		Provision of medical centre on site of at least 2000 sqm or a financial contribution to be used off-site (which would be used by occupiers of the development site).
Management company		Full details of their responsibilities, funding and 'step in' arrangements
Library		Library contribution as agreed with WSCC
Education		<p>A £1.9m contribution towards post 16 education facilities off site (The College of Richard Collyer).</p> <p>A proportional contribution towards land and capital cost of a six form entry secondary school (43%), phased in line with development need, or the provision of such a facility with a proportionate contribution from West Sussex County Council.</p> <p>Land and capital cost to build a two form entry primary school on the education campus site, and a one form entry primary school on the western side of the site as, in line with the development need. The provision of additional land for a fourth form of entry, should this be required.</p> <p>Land and capital cost to accommodate 65 early years places within the two primary school buildings.</p> <p>Provision of land for a Special Educational Needs school, at an appropriate phase in the development with a proportionate contribution towards the number of places arising from the development.</p>
Air quality		Contribution to monitor and if necessary mitigate effect of development on air quality.
Sussex Police		<p>Contribution £117,690 towards:</p> <ul style="list-style-type: none"> Start up costs for 5 officers Horsham fleet capacity Three ANPR cameras Increasing radio cover/control room capacity

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		Increased on-site CCTV capacity.
Retail Provision		Provision of a minimum of 4,900 square metres.
Commercial Leisure Facilities		1,900 square metres of space
Community Maintenance Account		A sum to be held should the management companies either fail or do not meet the required standards
Highways Obligations	Traffic signals	Install traffic signals on existing roundabout – A264 Moorhead Roundabout. Trigger 1,292 dwellings or 21,831sqm of employment
		Alter timing of traffic signals at Roffey Corner. Trigger 1,375 dwellings and 23,225sqm of employment
		Alter timing of traffic signals at Kings Road/Harwood Road Roundabout. Trigger 2,200 dwellings and 37,160sqm of employment
	Junctions	Additional approach and circulation lanes around A24 Hop Oast Roundabout. Trigger 2,200 dwellings and 37,160sqm of employment
		Increase in flare length/arm width at Rusper Road/Lemington Road Roundabout. Trigger 1,375 dwellings and 23,225sqm of employment
		Crawley Road Roundabout. Trigger 2,200 dwellings and 37,160sqm of employment
		Increase width of Pondtail Drive arm to accommodate two way movement of buses. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 3
		WSSC Improvement Scheme at A24/A264 Great Daux Roundabout. Trigger 1,237 dwellings and 20,900sqm of employment
		WSSC Improvement Scheme A264 Bewbush Manor Roundabout. Trigger 1,787 dwellings and 30,192sqm of employment
	Traffic Regulation Order	To enable a Traffic Regulation Order to enable the reduction of the speed limit on the A264 between Great Daux and Moorhead Roundabout. Trigger TBA, although this needs to be linked ideally to the various works proposed on the A264
	Underpass	Surfacing/lighting improvements to the underpass below the A264 and Riverside Walk to the south of the A264. Trigger Needs to be linked to a relevant sub phase of phase 2
	Monitoring	Scheme to monitor the increase in traffic using the lanes to the north of

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		the development – rural lanes north of the site. In the event that monitoring indicates an increase, the applicant shall propose suitably proportionate measures to resolve any development related problems.
		To monitor traffic growth on these two arms, and the impact upon the operation of the Faygate Roundabout – Tower Road and Faygate Lane arms of A264 Faygate Roundabout. If the monitoring determines it necessary then in agreement with the LHA, the applicant shall either implement the works as shown on drawing number 25216/5506/015B or make a contribution towards a highways improvement scheme to the equivalent cost of those works shown on the above drawing. Trigger 1,760 dwellings and 29,728sqm of employment
		To monitor pedestrian crossing demands at Old Holbrook (to commence in conjunction with Phase 3). Monitoring is to commence annually from the first occupation of the 100th dwelling within Phase 3. Based on the monitoring, it shall then be determined whether pedestrian crossing improvements are needed at Old Holbrook. Trigger Monitoring is to commence annually from the first occupation of the 100th dwelling within Phase 3
		The applicant shall monitor parking demands in and around Littlehaven railway station. If monitoring indicates increased demands, the applicant shall contribute towards the cost of reasonably, proportionate, and relevant measures necessary to mitigate any resultant highway safety issue.
	Travel Plan	Trigger Varies as related to delivery of specific uses within the development
Bus Subsidy		Provision of a bus service via an appropriate subsidy or by an alternative means to provide a minimum service during hours to be agreed of two services per hour to serve each phase of the development.

Highways infrastructure	North of A264 on Rusper Road	North of A264 Rusper Road Roundabout - Construction of new roundabout. This includes the provision of a signalised crossing over
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secured by condition		Rusper Road. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 1
	Rusper Road/A264	A264 Rusper Road Roundabout - Construction of new signalised roundabout. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 1
	Rusper Road/A264 pedestrian and cycle bridge	To the east of Rusper Road Roundabout. Delivery of new pedestrian and cyclist bridge. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 1
	Wimlands Road emergency Access	Wimlands Road - New emergency, pedestrian, and cyclist access. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 2
	Langhurstwood Road/A264	A264 Langhurstwood Road Junction - Construction of new signalised roundabout and bus gate onto Pondtail Drive. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 3
	Langhurstwood/Mercer Road	Langhurstwood Road and Mercer Road - Construction of new signalised roundabout and bus gate onto Pondtail Drive. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 3
	Left in/Left Out on A264	Mid way between A264 Rusper Road and Moorhead Roundabouts - New signalised left in, left out access on northbound A264. Trigger Prior to occupation of any use within any phase or sub phase forming Phase 2 or any phase of the Business Park
	Old Holbrook Crossroads	Old Holbrook Crossroads - New access where development link road crosses Old Holbrook. Trigger Prior to the link road between Phase 1 and 3 coming into first use.
	M23 Junction 11	Mitigation to Junction 11 to ensure M23 and A23 continue to be an effective part of the network by increasing the flare of the approach filter lane