



Planning Committee (North) 7th March 2017

Agenda Item 8 DC/16/2917

Rudgwick Metals Ltd, Church Street, Rudgwick

S106 Contributions

Further to Section 6.67 of the committee report, the S106 contributions recommended for this proposal are as follows:

WSCC Contributions:

Education Contribution:

- Primary: £161,523
- Secondary: £173,839
- 6th Form: £40,724

Libraries: £17,970

Fire and Rescue: £5,630

Transport (TAD): £113,949

- Education contribution to be spent on expansion at Rudgwick Metals, funding for MUGA at The Weald School and additional facilities at The Weald School.
- Library contribution to be spent on library space at Billingshurst Library with improved digital access.
- Fire and rescue contribution is to be spent on new technological equipment such as fire lances and thermal imaging cameras for the Northern Division.
- TAD contributions to be spent on traffic management and safety improvements on the A281 to improve pedestrian and cycle movement within the village of Rudgwick.

HDC Contributions:

Amenity Open Space: £3,193

LEAPS: £8,709

Youth Activity Areas: £1,947

Outdoor Facilities: £44,439

Indoor Facilities: £21,335

Community Centres: £18,733

- Amenity Open Space contribution to go towards improvements in the Rudgwick area. Details to be clarified prior to completion of S106.
- LEAPS and NEAPS contribution is to be allocated to an existing LEAP within 350m of the development and a NEAP 1.7km away. There is an overall deficiency in play provision in Rudgwick. The contribution to be spent on new equipment or surfacing at either the Pondfield Road LEAP or the Rudgwick Village Hall NEAP.
- Youth Activity Area contribution is to be spent to address an overall deficiency in youth activity areas in Rudgwick. A contribution is required towards a new MUGA project.

- Outdoor Facilities contribution is also to be allocated towards a new MUGA project.
- Indoor Facilities contribution is to go towards improvements in the Rudgwick area. Details to be clarified prior to completion of S106.
- Community Centres contribution is to go towards improvements at the Jubilee Hall. Details to be clarified prior to completion of S106.

Health Contributions: £31,266

To be spent on improvements at Rudgwick Medical Centre.

S106 to also include the following:

- Provision to secure the 19 affordable units.
- A clause which limits the use of Rudgwick Metals (including the new extension) to the existing hours of use (including delivery times) and also limits the potential noise output to an acceptable level in terms of decibel levels. In line with the noise report, it is suggested that the noise level from the commercial premises should not exceed 35 dB LAeq, 1 hour at the proposed new properties (to be agreed in consultation with the Environmental Health Team). Existing hours of use are 0700 hours and 1800 hours on Monday to Fridays inclusive and 0700 hours and 1300 hours on Saturdays.

Commercial Units

A clause is recommended for the S106 requiring the submission of a phasing plan which shows the construction and completion of the residential and commercial phases of the development. The clause is required to ensure the new commercial units are constructed in accordance with the Policy requirements for this site.

WSSC Rights of Way Comments

WSSC Rights of Team have commented that the applicant should negotiate with third party landowners to secure a new public bridleway between the current bridleway to the east of the site and the applicant's site boundary. The land in question is outside of the ownership of the applicant. Therefore, whilst the link is desirable, it cannot be achieved through this application as it is outside the control of the applicant.

Rewording of Condition 22

In line with the discussions with the applicant, condition 22 is recommended to be reworded as follows:

'No development shall commence until a phasing plan for the construction and occupation of the approved scheme has been submitted to and approved by the Local Planning Authority. Prior to the first occupation of each phase, in accordance with the approved phasing plan, verification reports shall be submitted demonstrating that the SuDS drainage systems have been constructed in accordance with the approved design drawings for each phase for the approval of the Local Planning Authority. The development shall be maintained and constructed in accordance with the approved reports and phasing plan.'

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).'

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