nominee for the Council or its nominee to purchase the Affordable Housing Units ("the second offer") not later than one month after the expiry of the first offer period and such offer shall consist of the same terms and conditions as the first offer subject to revisions necessitated by lapse of time and shall remain open for acceptance for no less than 1 month ("the second offer period") from the date of the offer being made.

2.3 In the event that the offer(s) made pursuant to paragraph 2.1 or 2.2 are accepted by a Registered Provider (or the Council or its nominee as the case may be) the Owner shall use reasonable endeavours for a period of not less than 3 months from the date of acceptance of such offer to enter into a binding contract with the Registered Provider (or the Council or its nominee as the case may be) for the disposal of the Affordable Housing Units (that shall not be used other than for Affordable Rent and Intermediate Housing as set out in the definition of Affordable Housing Units).

2.4 In the event of:

2.4.1 the second offer not being accepted within the second offer period; or

2.4.2 the offer(s) made pursuant to paragraph 2.1 or 2.2 being accepted but the Owner being unable to conclude a binding contract with the Registered Provider (or the Council or its nominee as the case may be) for the disposal of the Affordable Housing Units (that shall not be used other than for Affordable Rent and Intermediate Housing as set out in the definition of Affordable Housing Units) within 3 months of the date of acceptance of such offer

then

(i) the Owner will propose to the Council an alternative tenure mix (to be approved in writing by the Council) that will allow the delivery of Affordable Housing within the Development and the provisions of paragraphs 2.1-2.3 of this Schedule shall re-apply to the alternative tenure mix approved by the Council; or

(ii) the Owner shall pay an offsite affordable housing contribution to the Council subject always to the Council approving in writing:

a. the payment of an offsite affordable housing contribution in lieu of the on-site provision of Affordable Housing; and

b. the offsite affordable housing contribution amount to be calculated in accordance with the following:

Dwelling Type	30%
Studio Flat	£8,928
1 bed flat	£23,868
2 bed flat	£24,255
3 bed flat	£31,532
2 bed house	£25,318
3 bed house	£35,740
4 bed house	£42,238

2.5 In the event that the offer(s) made pursuant to Clause 2.1 or 2.2 are accepted by an Registered Provider (or the Council's nominee) the Owner will procure that the Registered Provider (or the Council's nominee) grants nomination rights to the Council in accordance with the Council's standard nominations agreement prior to the Occupation of the Affordable Rent units but in the event that this cannot be agreed with the Registered Provider then to procure that the Registered Provider prior to Occupation shall in seeking to allocate the Affordable Rent units have regard to the following criteria:

2.5.1 any family association in the said administrative area in accordance with relevant housing allocation policies;

2.5.2 any period of ordinary residence in the said administrative area not immediately before the date on which any unit of accommodation becomes vacant;

2.5.3 any employment opportunity in the locality;

2.5.4 any other connection with the locality

but so that for the avoidance of doubt the satisfaction of such criteria hereof shall be determined by the body responsible for the allocation of the Affordable Rent units from time to time.

2.6 It is agreed and declared that:

2.6.1 nothing in this Deed shall be construed as imposing or otherwise implying any obligation on the part of the Council to grant or make available any public subsidy or other financial support (or to assist the Owner in obtaining such public subsidy or other financial support) in respect of the Affordable Housing Units;

2.6.2 the provisions of this Schedule 5 shall cease to bind any of the Affordable Housing Units (and the mortgagees of the tenants/owners of the Affordable Housing Units and their successors in title or mortgagees thereof) if in relation to that Affordable Housing Unit:

(a) the tenant has exercised a statutory or contractual right to acquire it under the Housing Act 1985 or Housing Act 1996 (or any statutory re-enactment amendment or replacement thereof) has been exercised; or

(b) it shall have been sold 100% of the equity or where a shared ownership lease has been granted the leaseholder (or its mortgagee) has stair-cased his ownership under the lease to 100 percent;

2.6.3 in the event of any dispute as to whether any proposed occupier of any Affordable Housing Unit is an Eligible Household the matter shall be determined by the Council (acting reasonably).

2.7 Any Chargee shall prior to seeking to dispose of the Affordable Housing Units pursuant to any default under the terms of its mortgage or charge give not less than 3 months' prior notice to the Council of its intention to dispose and:

(a) in the event that the Council responds within 3 months from receipt of the notice indicating that arrangements for the transfer of the Affordable Housing Units can be made in such a way as to safeguard them as Affordable Housing then the Chargee shall co-operate with such arrangements and use its reasonable endeavours to complete such transfer for a consideration of not less than the moneys outstanding under the charge or mortgage including all accrued principal monies, interest and reasonable costs and expenses no later than 3 months after the Council's receipt of the Chargee's notice; and

(b) if the Council does not respond within 3 months from receipt of the Chargee's notice and/or the Chargee has not within 3 months of the Council's receipt of the Chargee's notice completed a transfer pursuant to paragraph 2.7(a) despite using its reasonable endeavours then provided that the Chargee has complied with its obligations under paragraph 2.7(a) (if applicable) the Chargee shall be entitled to dispose of the Affordable Housing Units free of the restrictions set out in this Schedule which shall from the time of completion of the disposal of the relevant Affordable Housing Unit by the Chargee cease to apply

PROVIDED THAT at all times the rights and obligations in this paragraph 2.7 shall not require the Chargee to act contrary to its duties under the charge or mortgage.

SCHEDULE 6

The Owner's Covenants with the Council

Drainage Management

The Owner COVENANTS with the Council as follows:

1. Not to Commence Development until the Drainage Management Plan has been submitted to the Council in writing.
2. Not to Occupy any Dwellings in a Phase until the Drainage Management Plan has been approved by the Council in writing.
3. To implement and keep implemented the provisions of the approved Drainage Management Plan.
4. To submit to the Council a written report on the fifth anniversary and tenth anniversary of Commencement of Development assessing the effectiveness of the Drainage Management Plan such reports to include recommendations for any improvements to the effectiveness of the Drainage Management Plan where necessary including (but not limited to) improvements alterations and/or the replacement of any part or parts of the drainage infrastructure identified within the Drainage Management Plan.
5. To implement any recommendations for the improvement to the effectiveness of the Drainage Management Plan identified in the reports pursuant to paragraph 4 above within three months of the submission of the reports to the Council or such longer period as the Council may agree in writing.
6. The Owner will reimburse the Council its reasonable costs if it is required to exercise its powers under section 106 of the Act and undertake any of the maintenance required pursuant to the Drainage Management Plan.

SCHEDULE 7

The Owner's and the Council's covenants with each other

Community Hub

The Owner and the Council COVENANT with each other as follows:

1. Prior to the Commencement of Development of Phase A the Owner shall submit to the Council for written approval the Community Hub Specification and shall not cause or permit Commencement of Development of Phase A and/or Phase B until the Community Hub Specification has been submitted to and approved in writing by the Council.

2. Prior to the Occupation of more than 50% of the Dwellings in Phase A (unless otherwise agreed with the Council) the Owner shall have constructed the Community Hub.

3. Within six months of Commencement of Development, the Council shall provide the Owner with a list of community groups and/or organisations to whom the Owner shall invite offers to lease the Community Hub from those groups and/or organisations on the said list in accordance with paragraph 4 below at a peppercorn rent and in the event the Council does not provide such list within six months of Commencement of Development, the Owner may seek offers from commercial operators in accordance with paragraph 6 below.

4. The Owner shall invite offers from the community groups and/or organisations detailed in the list provided by the Council in accordance with paragraph 3 above and such offer shall remain open for acceptance by those parties on the list for no less than three months ("the first offer period") from the date of the invitation to an offer being made.

5. In the event that a suitable offer is made pursuant to paragraph 4 above the Owner shall use reasonable endeavours for a period of not less than three months from the date of acceptance of such offer to enter into an agreement for lease at a peppercorn rent on reasonable terms (as to duration and normal leasehold obligations appropriate to the build out of the Community Hub) with the party whose offer was accepted.

6. In the event that no suitable offers are received from the parties identified on the list provided by the Council in accordance with paragraph 3 within the period set out in paragraph 4 above or no list of community groups or organisations has been provided by the Council in accordance with paragraph 3 above then the Owner may seek offers to lease the Community Hub to a commercial operator on commercial terms (subject to

the obtaining of relevant consents) and such offers shall remain open for acceptance for no less than three months ("the second offer period") from the date of the invitation to offer being made.

7. In the event that a suitable offer is made pursuant to paragraph 6 above the Owner shall use reasonable endeavours for a period of not less than three months from the date of acceptance of such offer to enter into an agreement for lease on commercial terms (as to rent, duration and leasehold obligations appropriate to the build out of the Community Hub) with the party whose offer was accepted.

8. In the event that a binding contract has not been completed within three months of the offer being accepted pursuant to paragraph 6 above or where a contract has been entered into with a commercial operator subject to the obtaining of the necessary planning permission or other consents and such planning permission or other consents have not been obtained within the period specified in the contract then the provisions of this Schedule 7 will fall away and the Owner will no longer be bound by the obligations in this Deed to provide a Community Hub and will be free to apply for planning permission for any other uses whatsoever.

SCHEDULE 8

The Owner's covenants with the Council

Local Employment/Apprenticeships

The Owner COVENANTS with the Council as follows:

Construction Phase

1. To use reasonable endeavours to:

1.1 secure that 50% of the construction workers employed to work at the Development during a Construction Phase are recruited from Local People;

1.2 secure that 50% of the training opportunities during a Construction Phase are offered to suitably qualified Local People;

1.3 secure at least four apprenticeships a year during a Construction Phase

and for the avoidance of doubt reasonable endeavours shall include:

(a) notifying Job Centre Plus or any other subsequent organisation of all vacancies for employees, self-employed, sub-contractors and any other form or type of employment or service arising from construction of the Development;

(b) supplying to the manager at Job Centre Plus a full and detailed labour plan for the full duration of a Construction Phase identifying what skills employment and services are needed for the Development throughout a Construction Phase;

(c) providing the Council's Executive Head of Planning, Regeneration and Wellbeing with the Labour Return every month during a Construction Phase and with an annual report of the progress in meeting the target for training opportunities.

SCHEDULE 9

The Owner's covenants with the Council

Air Quality Measures

The Owner COVENANTS with the Council as follows:

1. To use reasonable endeavours to implement the Air Quality Measures during the construction of the Development.

2. To submit to the Council within three months of completion of the Development a written report setting out the Air Quality Measures which have been implemented within the Development.

3. In the event that the report submitted under paragraph 2 above shows that any or all of the Air Quality Measures have not been implemented within the Development to pay a contribution equating to the cost of providing any of the Air Quality Measures as have not been implemented to the Council within thirty Working Days of receipt of a written notice from the Council requesting payment of such contribution and specifying the cost of the unimplemented Air Quality Measures but for the avoidance of doubt such amount shall not exceed ONE HUNDRED AND THIRTY SEVEN THOUSAND TWO HUNDRED AND TWO POUNDS (£137,202.00).

SCHEDULE 10

THE COUNCIL AND COUNTY COUNCIL GENERAL COVENANTS

The Council and the County Council covenants with the Owner

The Council and County Council COVENANT with the Owner as follows:

1 Use of Contributions

1.1 To use all sums received under the terms of this Deed for the purposes specified in this Deed for which they are to be paid and for no other purpose.

1.2 The Council and the County Council shall provide to the Owner such evidence, as the Owner shall reasonably require, in order to confirm the expenditure of the sums paid under this Deed.

2 Repayment of Contributions

The Council COVENANTS with the Owner as follows:

2.1 To repay such amount of any payment made to the Council under this Deed which has not been expended in accordance with the provisions of this Deed (and money shall be deemed to be expended if the Council has properly entered into a contract for the expenditure of the money for the purpose for which it is paid which is reasonably likely to result in the fulfilment of that purpose) within ten years of the date of receipt by the Council of all payments of such payments save in relation the Open Space Contribution to which 5 years from the date of receipt of such payment shall apply and together with Interest for the period from the date of payment to the date of refund. Such repayments to be made to the party who made the relevant payment to the Council under this Deed.

The County Council COVENANTS with the Owner as follows

2.2 The County Council covenants that upon receipt of the County Council Contributions as paid to the County Council pursuant to this Deed it will hold them in a separately

identified interest bearing section of the County Council's combined accounts and apply the same together with any interest accruing on it for the purposes specified in this Deed.

2.3 The County Council covenants upon written request on or after ten years of the date of receipt of the relevant part of the County Council Contributions to issue to the party that paid the said contribution an account certified by the Director of Finance Performance and Procurement for the time being of the County Council detailing how the County Council Contributions have been expended by the County Council.

2.4 If or to the extent that the County Council Contributions shall not have been spent by the County Council by the end of the period referred to in paragraph 2.3 of this Schedule the County Council shall on such date refund to the party that paid the County Council Contributions any unexpended part of the County Council Contributions together with compound interest on the unexpended part from the date of receipt by the County Council of the County Council Contributions to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis PROVIDED THAT it is acknowledged for the avoidance of doubt that the provisions of paragraphs 2.3 to 2.5 do not apply to the Highways Contribution if received by the County Council, which shall simply be forwarded on to Highways England following receipt by the County Council.

2.5 If at the end of the period referred to in paragraph 2.3 of this Schedule the County Council shall have entered into a contract or other legally binding obligation to expend the County Council Contributions or part thereof for the purposes specified in this Deed or in the case of the Education Contribution is under a statutory obligation to pass over the Education Contribution then the County Council shall not be required to refund any part of the County Council Contributions save in respect of the Education Contribution required for that purpose but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the County Council Contributions in the manner set out in paragraph 2.2 of this Schedule and refund any unexpended part of the County Council Contributions in the manner set out in paragraph 2.4 of this Schedule.

APPENDIX 1: PLAN



REV.	DATE	REVISIONS	BY	REV.	DATE	REVISIONS	BY	STATUS
								Planning

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PROJECT	Cala Homes		Phase 2 New Monks Farm	
SCALE	1:2500	(A2 ORIGINAL)	DRAWING	Site Location Plan
DRAWN	MT	21164	S101	–
DATE	20.12.21			

architecture planning masterplanning
Broadmede House, Farnham Business Park,
Weydon Lane, Farnham, Surrey GU9 8QT.
Tel 01252 267878

APPENDIX 2: DRAFT PLANNING PERMISSION

ADUR DISTRICT
COUNCIL

DRAFT

PLANNING PERMISSION TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0021/22

Details of Development:

Erection of 385 dwellings and Community Hub (Flexible Class E/F1/F2 use) along with associated access, landscaping, car parking and public open space (an increase of 34 dwellings from the outline approval of 351 dwellings (AWDM/0961/17)

Location of Development:

Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they approve the above development, in accordance with the application and relevant correspondence registered xxxx

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions thereon:

Gary Peck
Planning Services Manager

General

1. The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission.

2. The development for which full planning permission is granted shall be carried out in accordance with the approved plans listed in the schedule below.

Description	Drawing	Number	Date Received

3. Prior to the commencement of development a phasing plan shall be submitted to and approved in writing with the LPA.

4. If, during development, contamination not previously identified is found to be present at the site then no further development within that Phase shall be carried out (unless otherwise agreed in writing with the local planning authority) until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

5. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out no later than first planting and seeding seasons following the first occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards BS5837:2012. Prior to Commencement.

6. No Phase of the development shall commence until the measures which will be undertaken to protect the public water apparatus located within that Phase, have been submitted to and approved in writing with the Local Planning Authority. *(previously discharged details to be submitted and condition to refer to approved details)*

7. No Phase of the development shall commence, including any works of demolition, until a Construction Management Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing with the Local Planning Authority. The Plan shall provide details of:

   - the anticipated number, frequency and types of vehicles used during construction,
   - the method of access and routing of vehicles during construction,
   - the parking of vehicles by site operatives and visitors,
   - the loading and unloading of plant, materials and waste,
   - the storage of plant and materials used in construction of the

development.

- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

8. The development shall be carried out in accordance with the submitted Flood Risk Assessment ('Flood Risk Assessment Proposed Residential Development at New Monks Park, Project No: 23621, by The Civil Engineering Practice, dated December 2021) and the following mitigation measures it details:

    - Finished upper floor levels of habitable accommodation to be set no lower than 5.7 metres above Ordnance Datum (AOD).

    These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

9. No Phase of the development shall commence unless and until a detailed scheme for the provision of surface water drainage for that Phase has been submitted to and approved in writing by the Local Planning Authority.

10. No Phase of the development shall commence until full details of the existing and proposed land levels of that Phase in relation to Ordnance Datum and to surrounding properties have been submitted to and approved in writing by the Local Planning Authority *(previously discharged details to be submitted and condition to refer to approved details)*

11. The development shall proceed in accordance with the submitted Ecological Mitigation and Management Plan (EMMP) and all mitigation measures implemented prior to the occupation of each phase of the development.

12. No Phase of the development shall commence until a Construction Environmental Management Plan for that Phase (including works to improve the footpath under the A27) in accordance with the approach outlined in the Environmental Statement, has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:

    - The timing of the works
    - The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)
    - A map or plan showing areas designated for oil storage, washing down concrete/ cement, etc.

- A map or plan showing habitat areas to be specifically protected during the works.
- Any necessary pollution protection methods
- Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking. The works shall be carried out in accordance with the approved method statement approved for the relevant Phase.

13. No Phase of the development shall commence until a scheme for the provision and management of a buffer zone alongside all ditches within the Phase has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including domestic gardens and formal landscaping; and should form a vital part of green infrastructure provision. The schemes shall include:

    - plans showing the extent and layout of the buffer zone.
    - details of any proposed planting scheme (for example, native species).
    - details demonstrating how the buffer zone will be protected during development and managed/ maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
    - details of any proposed footpaths, fencing, lighting etc.

    (previously discharged details to be submitted and condition to refer to approved details)

14. No Phase of the development, except remediation, demolition, archaeological and drainage works, shall commence until a detailed watercourse management plan, in accordance with the approved Draft Watercourse and Flood Defence Bund Management Plan, including long-term ecological objectives, management responsibilities and maintenance schedules for all of the ditches within that Phase, has been submitted to and approved in writing by the Local Planning Authority. The water management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

    - details on how water levels in the ditches shall be maintained to achieve the long term ecological objectives of the plan
    - details of maintenance regimes and management responsibilities
    - details of eel passage through hydrological barriers as required by Eel Regulations
    - details of monitoring and adaptive management

    (previously discharged details to be submitted and condition to refer to approved details)

15. No works to the ditch network within any Phase of the development shall take place until a detailed scheme of the proposed alterations to the ditches within that Phase has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following:

    - scaled plan and section drawings of channel profiles
    - details of how profiles and features have been incorporated to maximise ecological benefit
    - details of the design of the reed bed pond
    - details of the design of the sedge bed wetland

    (previously discharged details to be submitted and condition to refer to approved details)

16. No construction of the proposed bridges shall take place until such time as the Technical Approval process as specified within BD 2/12 of the Design Manual for Roads and Bridges has been completed in regards of the proposed 5 Highway Bridges (HW01-05) and written confirmation has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority *(previously discharged details to be submitted and condition to refer to approved details)*.

17. No Phase of the development except remediation, demolition, archaeological and drainage works for which planning permission is hereby granted, shall take place until a schedule of materials for that Phase, including for hard and soft landscaping, has been submitted to and approved in writing by the Local Planning Authority.

18. No Phase of the development shall commence until the implementation of a programme of archaeological mitigation works within that Phase has been secured in accordance with a written Archaeological Mitigation Strategy and timetable which have been submitted to and approved in writing by the Local Planning Authority *(previously discharged details to be submitted and condition to refer to approved details)*.

19. No dwelling shall be first occupied in any phase of development until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Residential Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

20. No dwelling shall be first occupied until covered and secure cycle parking spaces serving that unit have been provided in accordance with plans and details that shall be submitted to and approved by the Local Planning Authority.

21. No dwelling shall be first occupied until the car parking serving that unit has

been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

22. No dwellings shall be occupied unless and until the existing helicopter circuits have been altered and implemented in accordance with the recommendations of York Aviation in its Technical Summary Note dated 7th September 2018 and details of the altered circuits shall be submitted to and approved in writing with the Local Planning Authority in consultation with the airport operator. Regulatory

23. No development beyond the construction of the slab level for the approved residential dwellings hereby granted permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to occupation and retained as such thereafter.

24. The 190th dwelling shall not be occupied unless and until the Country Park has been completed in accordance with the approved plans.

25. No dwelling shall be occupied unless and until the new roundabout onto the A27 has been constructed and has been opened for use by the public.

26. No dwelling shall be occupied until vehicular access from Hayley Road has ceased from which point it shall be limited to use by cyclists, pedestrian's buses or emergency vehicles only.

27. The hours of construction to implement the development hereby permitted shall be limited to 0800 to 1700 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

Informatives:

Drainage

Further detail regarding our requirements are available on the following webpage:

https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms.

A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

"Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse."

"Further details regarding our requirement for independent surface water drainage verification reports are available on the following webpage: https://www.adurworthing.gov.uk/planning/applications/submit-fees-forms.

A surface water drainage verification condition guidance note is available on this webpage. This clearly sets out our requirements for discharging this condition.

Homeowners Welcome Pack & Marketing

The applicant is requested to ensure that in marketing the new homes the presence of the airport is made known to potential occupiers. In addition all welcome packs should include information about Shoreham Airport including details of flying times and restrictions and relevant flying and helicopter training circuits.

APPENDIX 3: PHASING PLAN



S106 Phasing Plan (Illustrative Layout)
New Monks Farm, Lancing (Phase 2)

23002 / C108

Scale 1:2000 @ A3 February 2023

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OSP Architecture, Broadmede House, Farnham Business Park, Weydon Lane, Farnham, Surrey, GU9 8QT Tel: 01252 267878
www.osparchitecture.com

EXECUTED as a Deed by
ADUR DISTRICT COUNCIL
by the affixing of its Common Seal in
the presence of:

Authorised Signatory



EXECUTED as a Deed by
WEST SUSSEX COUNTY COUNCIL
by the affixing of its Common Seal in
the presence of:

Authorised Signatory



EXECUTED as a deed by

THE COMMUNITY STADIUM LIMITED

Director

In the presence of:

Witness Signature

Witness Name George Chapman

Witness Address 16 Chatham Place Brighton BN1 3TP

Witness Occupation

Vineyard Manager

EXECUTED as a deed by

CALA MANAGEMENT LIMITED

acting by RUPERT HOME

and by

as Attorney of CALA Management

Limited

Attorney:

Attorney:

In the presence of:

Witness signature:

Witness Name: MATTHEW DAVIS

Witness Address: CALA SHC, DORKING BUSINESS PARK, STATION ROAD, DORKING RH4 1HJ

Witness Occupation: PLANNER