Adur District Council

Planning, Regeneration and Wellbeing

A.J. Salter & Sons
50 Windsor Road
Worthing
West Sussex
BN11 2LY

Our Ref: ADC/0250/09
Your Ref: 1509

Date: 24 July 2009

Dear Mr Salter,

RE: Proposed redevelopment of car storage/sales site with 7 two-bedroom houses served by new access drive and parking area (outline application with all details reserved), 42 Leconfiled Road, Lancing.

Application:ADC/0250/09

I refer to the above planning application which you have just submitted.

If permission were to be granted, a section 106 unilateral Obligation would be needed requiring payment towards 'sustainable' transport improvements under the adopted Revised West Sussex Parking Standards and Transport Contributions Methodology. Under this methodology, a formula is applied to calculate the payment based on the proposed development (less a deduction for any existing development being demolished). In this instance, subject to confirmation from WSCC, the required payment appears provisionally to be £ 5,926.

I attach the standard draft 'template' for such a legal Obligation which should be passed to your client's solicitor for completion. I can e-mail this to the solicitor upon request. The Council's solicitor will need to check it, for which a charge of £200 (plus VAT) is made. When submitting the draft section 106 Obligation to the Council, also needed are Office Copy Entries and the file plan from the Land Registry. The draft Obligation itself also needs to include a plan showing the site outlined in red. It should be left undated when sending it to our Legal section as it needs to be checked and engrossed before being dated. All owners of the site will need to sign the Obligation including any mortgagee (if the property is subject to a mortgage).

In order for the Council to comply with the statutory time period for issuing the decision on the planning application (*and to avoid the application being refused*), the engrossed

section 106 Obligation must be completed and executed as a Deed by **no later than 21 August 2009**. This is, of course, without prejudice to the Council's decision on the application as there may be other matters that may constitute grounds of refusal once the application has been assessed and consultations carried out.

Yours sincerely,

Carlos Hone
Planning Officer