Adur District Council

Planning, Regeneration and Wellbeing

Mr G Dixon
19 Derwent Drive
Goring-by-Sea
Worthing
BN12 6LA

Our Ref: ADC/0084/11
Your Ref: 11/6

Date: 15 April 2011

Dear Mr Dixon,

RE : Demolition of bungalow and garage and erection of 2 semi-detached dwellings with attached garages, 21 Halewick Lane, Sompting.

I refer to the above planning application which you have 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 is £1,890.

I enclose a standard draft 'template' for such a legal Obligation which should be passed to the applicant'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 is made. When submitting the draft section 106 Obligation to the Council, our solicitor needs to see 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 16.05.11.** 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

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