



REPORT FROM 19TH MAY BEW DISCUSSION OF COMMUNITY INFRASTRUCTURE AND S106 FINANCES

1 INTRODUCTION

On the 6th of May BEW Advisory Group meeting a meeting was agreed with Barnham and Eastergate and Aldingbourne Parish Councils to review the current arrangements for Community Infrastructure and the S106 monies expected from the BEW allocation.

David Easton had prepared a presentation and led the meeting. He offered to circulate his presentation, but this has not arrived. I screen grabbed a couple of key tables (Annex B).

ACTION: Clerk to continue to chase for copy of presentation

2 ADC Presentation (from my notes)

David explained the broad principles of the IPD (Infrastructure Development Plan). This reconfirmed the broad agreements that we have had in the past namely:

- Northern Arc (Barratts); Mini-masterplan (Warwick and Boweries) to fund expansion of existing infrastructure
- Remainder of BEW Strategic Allocation to fund the development of the central community facilities in the BEW allocation which are:
 - Early Years facility (north)
 - Early Years Facility (south)
 - Primary School (northern parcel)
 - Primary School (southern parcel)
 - Replacement Aldingbourne Sports and Social Club
 - Barnham Hall Expansion as per 2019 AiRS report
 - Eastergate Hall Expansion as per 2019 AiRS report
 - New Community Centre
 - Sports Hub
 - Indoor sports/leisure
 - 3G Pitch
 - 2 grass pitches
 - Football pitch
 - Cricket pitch and pavilion
 - Skatepark (north)
 - Rife Park (north)
 - Multi-use sports (south)
 - Rife Park (south)

Note: S106 agreements also contain contributions to lots of other community facilities including Swimming Pools, Secondary Schools etc in Arun District.

In March 2025 a Summary IDP was approved. We objected to it because it failed to represent prior agreements with B&E that would enable us to plan for match funding the S106 with CIL, Grants and PWLs¹.

The work that David Easton presented to this meeting was still in draft but did identify which development parcels would be funding what. David stated that they wanted projects to be funded, where possible, by single developers within the allocation. In my view this is sensible and addresses the issue of timing in that

¹ Public Works Loans



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developments coming forward early would fund expansion of existing community facilities. The discussion covered:

2.1 Why had Warwick and Boweries S106s (now signed) not included the agreement with B&E to fund expansion of existing infrastructure.

I didn't get a clear answer to this but the S106 agreements show contributions to the central BEW facilities which may be decades away. However, the S106 agreements (extracts at Annex A) do include the phrase "or community facilities within the District".

ACTION: Submit claim to have these S106 agreements spent on BEPC community projects

2.2 Timing of Primary School (north)

This is needed to meet a WSCC objection hence the road to it (cul-de-sac) will be required for the development of the first 600 dwellings.

It was noted that Northern Arc development is not coming forward as planned. In effect the previous mini-masterplan (Warwick, Boweries) is now expanding to a total of 600 houses.

2.3 Why build another cricket pitch and pavilion so near to Eastergate?

The simple answer is that Arun District needs more Cricket Pitches.

Given this we should examine the redevelopment plans for Eastergate Pavillion to ensure that we deliver a sustainable community facility that includes the scenario that the Cricket Club moves to a new facility south of St Georges Church, Eastergate.

ACTION: Revisit the development strategy for Eastergate Pavillion

2.4 BEPC has repeatedly represented that we want to have the freedom to focus S106 monies on one project to ensure it is delivered

David Easton confirmed that this was fine and said we should formally write confirming our priorities.

RESOLUTION: Ask Clerk to confirm that Eastergate Pavillion redevelopment is target for all initial S106 funds from BEW

2.5 Highways impact of 600 dwellings

It was stated that "Original growth in traffic has changed downwards".

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3 What does this all mean for BEPC

In Annex B are screen grabs of David Easton's draft IDP workings. This, in combination with the CIL report, has helped us develop the following outline funding plan for Eastergate Pavillion redevelopment. All the S106 contributions are indexed

EVH Project Cost - Say £1.5m	Say £1,500k
S106 Contribution from Cala Homes. Shown on draft IDP. Note: This was not in the original agreement with Karl	£171k
Warwick and Boweries S106 showing as contribution to BEW new Sports facility but this is worth challenging	£86k
S106 Contribution from Northern Arc (Barrats)	£427k
BEPC CIL – Say £200k of the £270k funds we have and £300k of the £389k expected.	£500k
This leaves to be funded	£316k

This looks like a redevelopment of Eastergate Pavillion is deliverable but that we must be alert to timings. CIL funds have to be spent with 5 years and S106 funds may be delayed as CALA and Barrats don't progress their developments.

All we can do is to monitor, set our goals based on the latest information and pivot our plans as circumstances dictate.

CHRIS ALLINGTON

CHAIR

4TH JUNE 2025



Annex A: Boweries S106 Agreement Extract

"Sports Hub"		means an area of floorspace or building in or on which sports and related facilities (including sports halls/flexible activity space, swimming pool provision/extension, community facilities, health and fitness facilities and ancillary facilities) will be provided at BEW through the application of the Sports Hub Contributions;
"Sports Hub: Ancillary Facilities Contribution"		means the sum of £15,008 Index-Linked to be applied by the District Council towards the expansion of the BEP Sports Hall or the provision of new ancillary facilities within the Sports Hub at BEW or the provision of ancillary sports pitch facilities within the District;
"Sports Hub: Community Centre Contribution"	Hub: Centre	means the sum of £30,000 Index-Linked to be applied by the District Council towards the expansion of the BEP Sports Hall or the provision of a new community centre within the Sports Hub at BEW or the provision of community facilities within the District;
"Sports Hub: Health & Fitness Contribution"		means the sum of £2,156 Index-Linked to be applied by the District Council towards the provision of new health and fitness facilities within the Sports Hub at BEW or to the provision of health and fitness facilities within the District;
"Sports Hub: Sports Hall Contribution"		means the sum of £11,879 Index-Linked to be applied by the District Council towards the expansion of the BEP Sports Hall or the provision of a new sports hall/flexible activity space facilities within the Sports Hub at BEW or the provision of sports halls/flexible activity space within the District;
"Sports Hub Contributions"	Hub	means all of the following; a) Sports Hub: Ancillary Facilities Contribution; b) Sports Hub: Community Centre Contribution; c) Sports Hub: Health & Fitness Contribution; and d) Sports Hub: Sports Hall Contribution;
"Swimming Pool Contribution"	Pool	means the sum of £12,196.41 Index-Linked to be applied by the District Council towards indoor swimming pool provision at the new leisure centre in the west of the District or expansion of existing indoor swimming pools in the District;

OBLIGATIONS

The Owner covenants with the District Council and County Council (as applicable):

1 Nursery

- 1.1 To pay the County Council half of the Nursery Contribution prior to Occupation for the first time of more than 50% of the Residential Units (rounded to the nearest whole Residential Unit) and the Owner must not Occupy more than 50% of the Residential Units (rounded to the nearest whole Residential Unit) until they have paid the County Council half of the Nursery Contribution.
- 1.2 To pay the County Council the remaining half of the Nursery Contribution prior to Occupation for the first time of more than 75% of the Residential Units (rounded to the nearest whole Residential Unit) and the Owner must not Occupy more than 75% of the Residential Units

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Annex B: Draft IDP Allocations by Development

FW: BEW IDP update									
<div> <div> David Easton To Patrick Arthurs </div> </div> <div> <div> <div></div> <div></div> </div> <div> <div>Reply</div> <div>Reply All</div> <div>Forward</div> <div></div> </div> </div> <div>Thu 01/05/2025 13:23</div>									
	Estimated cost	CALA	CC N	CC S	BDW	Pye	Warwick	Boweries	Total
Dwellings		400	1250	1845	551	180	44	30	4
		£463,817.20	£1,449,428.75	£2,139,356.84	£638,908.19	£208,717.74	£51,019.89	£34,786.29	£4,986,034.00
Barnham Hall	£427,350	£0	£0	£0	£427,350	£0	£0	£0	£427,350
Eastergate Hall	£170,940	£170,940	£0	£0	£0	£0	£0	£0	£170,940
Aldingbourne Sports	£1,709,400	£259,971.25	£1,449,428.75	£0	£0	£0	£0	£0	£1,709,400
Community Centre (NEW)	£2,678,344.90	£32,905.95	£0	£2,139,356.84	211,558.19	£180,000	£44,000	£30,000	£2,637,820.00
		£463,817.20	£1,449,429	£2,139,356.84	638,908.19	£180,000	£44,000	£30,000	£4,945,510.00
		£0.00	£0	£0.00	0.00	£28,718	£7,020	£4,786	£40,000
		£1,163,175.72	£3,634,924.13	£5,365,148.01	£1,602,274.56	£523,429.07	£127,949.33	£87,238.18	£12,504,139.00
Sports Hub - Indoor Sports/Leisure	£3,546,384.00	£0.00	£0.00	£3,286,591.00	£0.00	£186,015.59	£44,734.41	£29,043.00	£3,546,384.00
Provision of 1 x 3G Pitch	£1,140,000.00	£0.00	£0.00	£0.00	£1,114,986.00	£14,580.00	£6,204.00	£4,230.00	£1,140,000.00
3G Pitch Maintenance	£679,515.00	£679,515.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£679,515.00
2 no. grass playing pitches	£220,000.00	£0.00	£95,306.00	£0.00	£0.00	£40,066.00	£50,314.00	£34,314.00	£220,000.00
Playing pitch maintenance (football)	£968,544.00	£483,660.72	£25,721.13	£0.00	£238,749.42	£166,560.00	£0.00	£0.00	£914,691.00
Cricket Pitch Pavillion	£750,000.00	£0.00	£750,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£750,000.00
Cricket Pitch	£345,000.00	£0.00	£345,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£345,000.00
Cricket Pitch Maintenance	£1,418,897.00	£0.00	£1,418,897.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,418,897.00
Skatepark (North)	£650,000.00	£0.00	£650,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£650,000.00
Rife Park (North)	£350,000.00	£0.00	£350,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£350,000.00
Multi use sports area (MUSA) South	£250,000.00	£0.00	£0.00	£1,460.86	£248,539.14	£0.00	£0.00	£0.00	£250,000.00
Rife Park (South)	£350,000.00	£0.00	£0.00	£350,000.00	£0.00	£0.00	£0.00	£0.00	£350,000.00
Swimming Pool	£1,835,799.00	£0.00	£0.00	£1,727,096.15	£0.00	£79,083.00	£17,423.44	£12,196.41	£1,835,799.00
		£1,163,175.72	£3,634,924.13	£5,365,148.01	£1,602,274.56	£486,304.59	£118,675.85	£79,783.41	£12,450,286.00
		£0.00	£0.00	£0.00	£0.00	£37,124.48	£9,273.48	£7,454.77	£53,852.00
		CALA	CC N	CC S	BDW	Pye	Warwick	Boweries	Total
		£3,590,697.67	£11,220,930.23	£16,562,093.02	£4,946,186.05	£1,615,813.95	£394,976.74	£269,302.33	£38,600,000.00
Early Years Facility (north)	£3,100,000.00	£1,390,373.77	£1,602,930.23	£0.00	£0.00	£0.00	£63,441.00	£43,255.00	£3,100,000.00
Early Years Facility (south)	£3,100,000.00	£0.00	£0.00	£2,817,906.02	£22,555.95	£259,534.00	£0.00	£0.00	£3,099,995.00
Primary School - Northern Parcel	£15,000,000.00	£1,041,625.90	£9,618,000.00	£0.00	£3,824,095.10	£0.00	£306,976.00	£209,303.00	£15,000,000.00
Primary School - Southern Parcel	£15,000,000.00	£0.00	£0.00	£13,744,187.00	£0.00	£1,255,813.00	£0.00	£0.00	£15,000,000.00
SSC Facility (north)	£1,200,000.00	£1,158,698.00	£0.00	£0.00	£0.00	£0.00	£24,558.00	£16,744.00	£1,200,000.00
SSC Facility (south)	£1,200,000.00	£0.00	£0.00	£0.00	£1,099,535.00	£100,465.00	£0.00	£0.00	£1,200,000.00
Secondary School	Calculator								
Secondary School Transport	Calculator								
Sixth Form	Calculator								
Total		£3,590,697.67	£11,220,930.23	£16,562,093.02	£4,946,186.05	£1,615,812.00	£394,975.00	£269,302.00	£38,599,995.00
		£0.00	£0.00	£0.00	£0.00	£1.95	£1.74	£0.33	£4.02
Primary School Land	£1,497,426.00					£56,580.00		£9,338.00	
SEND Land						£2,521.50		£1,036.00	
Early Years Land						£4,018.00		£686.00	