



From: Stephen Gee [REDACTED]
Sent: 21 August 2017 09:09
To: David Easton
Cc: Planning.Responses
Subject: AB/77/17/PL Blastreat Ltd and Adjoining Greenhurst, Fitzalan Road, Arundel

Please find attached comments on planning application ref AB/77/17/PL

Regards

Stephen

Stephen Gee|Consultant (Senior Planner) County Highways (Development Management),
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**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 21th August 2017

**FROM: Stephen Gee TO: Arun District Council
FAO: David Easton**

SUBJECT: AB/77/17/PL - Demolition of existing dwelling & buildings. Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the character & appearance of the Arundel Conservation Area.

Blastreat Limited and Adjoining Greenhurst, Fitzalan Road, Arundel, West Sussex, BN18 9JS

DATE OF SITE VISIT: 16th August 2017

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £

Background

The site is currently occupied by light industrial unit and single residential dwelling.

Access

The existing access onto Fitzalan Road will be narrowed from 8m to 5.5m. Visibility splays have been shown within the Transport Statement as 2.4m x 32m to the east and 2.4m x 43 to the west in line with manual for streets.

Given the bend in the road to the east, no recorded accidents, the improvement over the existing access visibility and that vehicle are likely to be travelling significantly lower than the 30mph speed limit then the visibility provided is accepted.

The access serving the existing residential development will be closed off.

Trip Generation

Trip Generation has been undertaken utilising TRICS. The site is anticipated to create an additional 4 movements in the AM peak period and 0 in the PM peak over the trip generation of the consented development.

Parking

34 Parking spaces are proposed, Vehicle tracking has been provided that shows all spaces are useable. A parking allocation will cost residents £250 whilst this price is comparable with the cost of an annual pass at the Fitzalan Road car park it could encourage additional parking on Fitzalan Road.

Additional information should be provided to detail the acceptability of the charges to residents or a parking survey undertaken to establish the level of parking available locally.

Bicycle and Mobility Scooter store

A bicycle and mobility scooter store is provided to the south eastern corner of the development, it is accepted that the store could provide sufficient capacity for 5 cycles in line with ADC cycle parking standards.

Two pedestrian accesses are to be provided, one on the north of the site at the vehicular access, pedestrians will be required to cross on the western side of the access to the north of Fitzalan Road to connect to PROW 3066 1 and Queen Street.

The existing footway to the north of the site is currently overgrown with vegetation forcing people to walk in the road however there have been no reported accidents.

The second access is provided to the south eastern corner of the development, at present cars park on the highway at this location, further information is required to establish the future use of the area.

Servicing

Refuse vehicles will continue to stop on the carriageway in line with the existing arrangements.

Conclusion

Additional information should be provided supporting the application of a charging regime for parking and regarding the area of on street parking on Fitzalan Road to the east of the site.

Stephen Gee
Planning Services

**STRATEGIC PLANNING DIVISION:
SECTION 106 CONSULTATION RESPONSE FOR ARUN DISTRICT COUNCIL**

DATE: 18th August 2017

FROM: Eloise Short, Monitoring and Records

TO: Stephen Gee, Planning Applications Team

DISTRICT/BOROUGH COUNCIL: Arun

Application Number: AB/77/17

The Provision of Service Infrastructure Related to Development at Blastreat Limited and Adjoining Greenhurst, Fitzalan Road, Arundel, West Sussex, BN18 9JS

Planning Application details - Demolition of existing dwelling & buildings. Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the character & appearance of the Arundel Conservation Area.

Summary of Density per Infrastructure Demands

Education			
Locality	Littlehampton		
Population Adjustment	45.6		
	Primary	Secondary	6th Form
Child Product	0.0000	0.0000	0.0000
Total Places Required	0.0000	0.0000	0.0000
Library			
Locality	Arundel		
Contribution towards Angmering / Arundel / East Preston / Ferring / Findon Valley / Tier 7 Sites	£11,714		
Contribution towards Rustington / Willowhale	£0		
Contribution towards Bognor Regis / Littlehampton	£0		
Population Adjustment	72.9		
Sqm per population	35		
Sqm Required	2.55		
Waste			
Adjusted Net. Households	45		
Fire			
No. Hydrants	TBC		
Population Adjustment	72.9		
£/head of additional population	£13		
TAD- Transport			
Net Population Increase	0.0		
Net Parking Spaces	0		
Net Commercial Floor Space sqm	0		
Total Access (commercial only)	0.0000		

Summary of Contributions

S106 type	Monies Due
Education - Primary	No contribution required
Education - Secondary	No contribution required
Education - 6th Form	No contribution required
Libraries	£11,714
Waste	No contribution required
Fire & Rescue	£948
No. of Hydrants	TBC
TAD	No contribution required
Total Contribution	£12,662

Note: The above summary does not include the installation costs of fire hydrants. Where these are required on developments, (quantity as identified above) as required under the Fire Services Act 2004 they will be installed as a planning condition and at direct cost to the developer. Hydrants should be attached to a mains capable of delivering sufficient flow and pressure for fire fighting as required in the National Guidance Document on the Provision of Water for Fire Fighting 3rd Edition (Appendix 5)

The above contributions are required pursuant to s106 of the Town and Country planning Act 1990 to mitigate the impacts of the subject proposal with the provision of additional County Council service infrastructure, highways and public transport that would arise in relation to the proposed development.

Planning obligations requiring the above money is understood to accord with the Secretary of State's policy tests outlined by the in the *National Planning Policy Framework, 2012*.

The basis for this advice is contained in the County Council's adopted Supplementary Planning Guidance document "The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1".

All TAD (Total Access Demand) contributions have been calculated in accordance with the stipulated local threshold and the methodology adopted as Supplementary Planning Guidance (SPG) in November 2003.

The calculations have been derived on the basis of an increase in 45 Net dwellings.

Please see below for a Breakdown and explanation of the WSCC Contribution Calculators. Also see the attached spreadsheet for the breakdown of the calculation figures. For further explanation please see the Sussex County Council website (<http://www.westsussex.gov.uk/s106>).

Deed of Planning Obligations

- a) As a deed of planning obligations would be required to ensure payment of the necessary financial contribution, the County Council would require the proposed development to reimburse its reasonable legal fees incurred in the preparation of the deed.
- b) The deed would provide for payment of the financial contribution upon commencement of the development.
- c) In order to reflect the changing costs, the deed would include arrangements for review of the financial contributions at the date the payment is made if the relevant date falls after 31st March 2017.
- d) **Review of the contribution towards the provision of additional library floorspace should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.**
- e) **Review of the contribution towards the provision of fire service infrastructure (fire stations) should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.**

The contributions generated by this proposal shall be spent on additional stock at Arundel Library.

Fire and Rescue Service Contribution - £948 to be used towards supply and installation of additional fire safety equipment/smoke alarms to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Arundel.

Recent experience suggests that where a change in contributions required in relation to a development or the necessity for indexation of financial contributions from the proposed development towards the costs of providing service infrastructure such as libraries is not specifically set out within recommendations approved by committee, applicants are unlikely to agree to such provisions being included in the deed itself. Therefore, it is important that your report and recommendations should cover a possible change in requirements and the need for appropriate indexation arrangements in relation to financial contributions.

Please ensure that applicants and their agents are advised that any alteration to the housing mix, size, nature or tenure, may generate a different population and thus require re-assessment of contributions. Such re-assessment should be sought as soon as the housing mix is known and not be left until signing of the section 106 Agreement is imminent.

Where the developer intends to keep some of the estate roads private we will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.

It should be noted that the figures quoted in this letter are based on current information and will be adhered to for 3 months. Thereafter, if they are not consolidated in a signed S106 agreement they will be subject to revision as necessary to reflect the latest information as to cost and need.

Please see below for a Breakdown of the Contribution Calculators for clarification of West Sussex County Council's methodology in calculating Contributions. For further explanation please see the Sussex County Council website (<http://www.westsussex.gov.uk/s106>).

Breakdown of Contribution Calculation Formulas:

1. School Infrastructure Contributions

The financial contributions for school infrastructure are broken up into three categories (primary, secondary, sixth form). Depending on the existing local infrastructure only some or none of these categories of education will be required. Where the contributions are required the calculations are based on the additional amount of children and thus school places that the development would generate (shown as **TPR- Total Places Required**). The TPR is then multiplied by the Department for Children, Schools and Families school building costs per pupil place (**cost multiplier**).

School Contributions = TPR x cost multiplier

a) TPR- Total Places Required:

TPR is determined by the number of year groups in each school category multiplied by the child product.

$$\text{TPR} = (\text{No of year groups}) \times (\text{child product})$$

Year groups are as below:

- Primary school- **7** year groups (aged 4 to 11)
- Secondary School- **5** year groups (aged 11 to 16)
- Sixth Form School Places- **2** year groups (aged 16 to 18)

Child Product is the **adjusted education population** multiplied by average amount of children, taken to be 14 children per year of age per 1000 persons (average figure taken from 2001 Census).

$$\text{Child Product} = \text{Adjusted Population} \times 14 / 1000$$

Note: The adjusted education population for the child product excludes population generated from 1 bed units, Sheltered and 55+ Age Restricted Housing and Social Rented Housing as a nil child product is assumed for these dwellings.

b) Cost multiplier- Education Services

The cost multiplier is a figure released by the Department for Education. It is a school building costs per pupil place as at 2016/2017, updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index. Each Cost multiplier is as below:

- Primary Schools- **£15,558 per child**
- Secondary Schools- **£23,442 per child**
- Sixth Form Schools- **£25,424 per child**

2. Library Infrastructure

There are two methodologies used for calculating library infrastructure Contributions. These have been locally tailored on the basis of required contributions and the nature of the library in the locality, as below:

Library infrastructure contributions are determined by the population adjustment resulting in a square metre demand for library services. The square metre demand is multiplied by a cost multiplier which determines the total contributions as below:

Contributions = SQ M Demand x Cost Multiplier

a) Square Metre Demand

The square metre demand for library floor space varies across the relevant districts and parishes on the basis of library infrastructure available and the settlement population in each particular locality. The **local floorspace demand (LFD)** figure varies between 30 and 35 square metres per 1000 people and is provided with each individual calculation.

Square Metre Demand = (Adjusted Population x LFD) / 1000

b) Cost Multiplier- Library Infrastructure

WSCC estimated cost of providing relatively small additions to the floorspace of existing library buildings is **£4,560** per square metre. This figure was updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index for the 2016/2017 period.

3. Fire & Rescue Service Infrastructure

The Fire and Rescue Services infrastructure contribution is determined by the population adjustment multiplied by the relevant cost multiplier for the provision of services.

Fire and Rescue Contributions = Adjusted Population x Cost Multiplier

a) Adjusted Population

This is the sum of the occupancy rates for the net dwelling increase with the exclusion of social housing increase.

b) Cost Multiplier- Fire Rescue

There are two cost multipliers for WSCC which relate to the Southern Division and the Northern Division. The cost multiplier is calculated by dividing the total cost of necessary fire and rescue infrastructure within the division by the projected population for 2016. The cost multipliers are as below:

Southern Division (Chichester, Arun, Worthing and Adur): £13 per person

Northern Division (Horsham, Crawley, Mid Sussex): £50 per person in Horsham, £92 per person in Crawley

Note: The installation costs of fire hydrants are excluded from the above and will continue to be required on developments as a direct cost to the developer as required under the Fire Services Act 2004

cc: **David Boarer, WSCC Fire Services (via email)**
Karen Wallace, WSCC Library Services (via email)