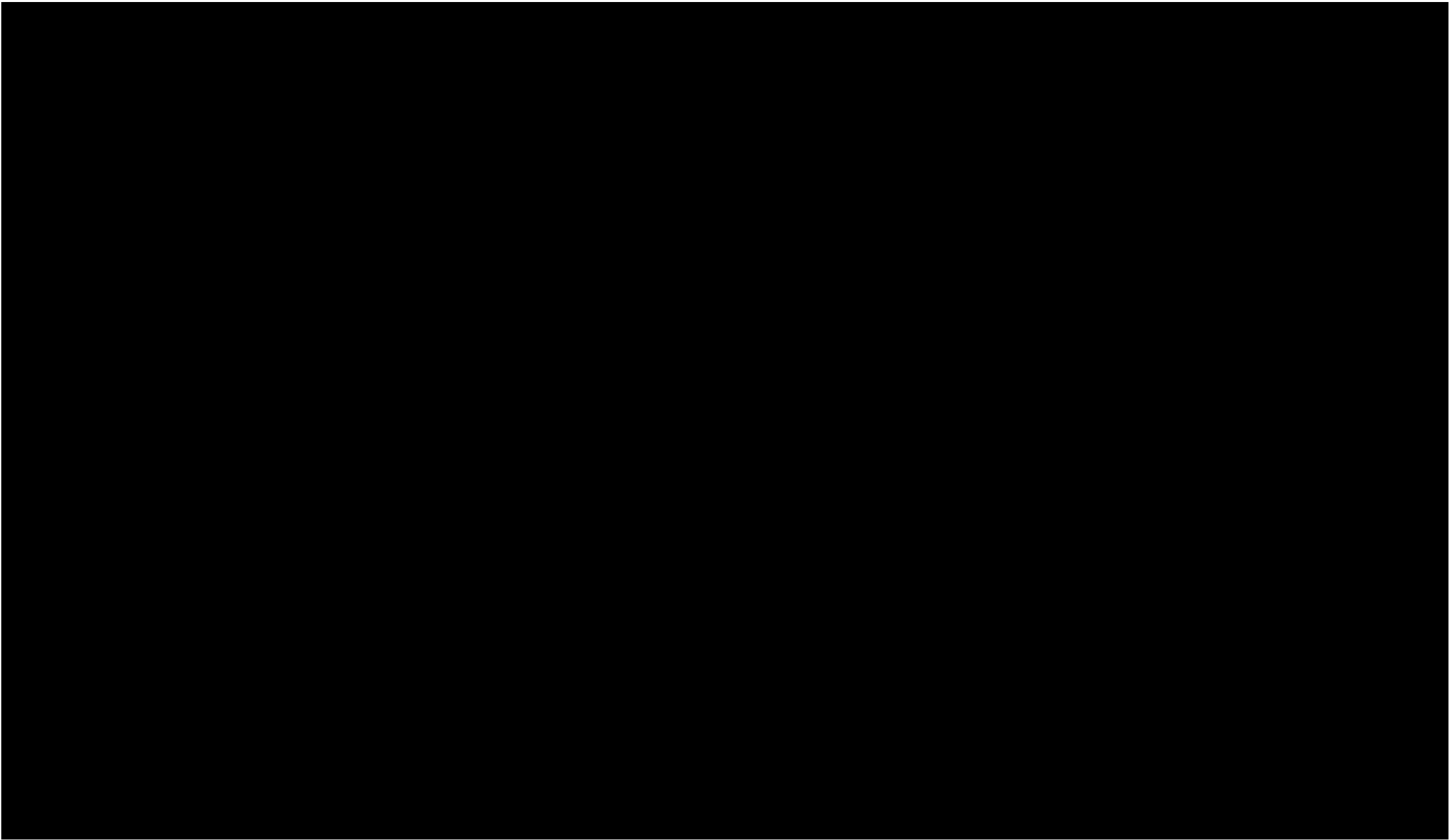




From: Claire Potts
Sent: 05 March 2019 16:58
To: 'Rob Turner'
Subject: S106 infrastructure requirements

Rob,

I've summarised the County infrastructure requirements below, with additional information on calculations and justification.

As this site is within the boundary of the proposed strategic allocation at BEW, the proposal has to be acceptable both as a 'stand alone' proposal and as an early part of the wider BEW site. Any early phase should contribute proportionally to the delivery of the infrastructure that will be necessary for the whole site.

Development is only acceptable with the provision of or contributions to the necessary infrastructure and facilities to mitigate the impacts of the development. Representations raised concerns about the lack of capacity of education and healthcare and other facilities in the area. The Local Plan Policy H SP2c sets out the infrastructure requirements for the BEW site, which include:

- a well connected local centre, with connections to the train station at Barnham
- new retail, commercial and community facilities
- new Tier 7 library
- healthcare facilities to serve BEW and Fontwell
- transport requirements - including a new A29 route through the allocation, an east-west route north of the railway linking the existing and new A29 route, Westergate cycle link scheme, regular bus services, access to Barnham Station
- a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places
- incorporate two new sports pitches and changing facilities and
- new employment provision

The Infrastructure Delivery Plan and Policy INF SP2 identify the need for a new 10 FE secondary school based on the amount of dwellings within the strategic allocations within the Local Plan.

As the application site is within the BEW site then it needs to demonstrate how the infrastructure requirements above will be delivered, with early phases contributing proportionally to the costs. Without this there is a risk that the financial burden on the remainder of the allocation would be too great. This is also combined with the need to ensure that only 5 pooled contributions are sought for any one project or scheme. The S106 for this scheme needs to mitigate the impact of the proposal but in order to meet the policies, the scheme needs to contribute towards the new self-contained settlement which provides its own infrastructure. The applicant has confirmed that they are willing to make fair and reasonable contributions towards the provision of local services and infrastructure.

The early years and primary education contributions required are:

£11,456 towards fixtures, fittings and equipment towards a new early years facility serving BEW ,
£73,174 towards fixtures, fitting and equipment for a new primary school serving BEW

These requirements are specific projects which have been identified within the Arun Infrastructure Delivery Plan (IDP) 2017 and in Policies H SP2c as necessary and justified to meet the education needs of children from the BEW allocation. Therefore the contributions for primary and early years have been calculated on a pro rata basis (e.g. cost of facility /2,300 dwellings x 10 dwellings).

The sixth form contribution is based on the WSCC calculator amount, which is their standard methodology for calculating the need from developments. Based on the indicative housing mix this development would be required to contribute £12,619 towards classroom infrastructure at St Philip Howard Catholic High School Sixth Form.

The secondary education calculation is based on each of the strategic housing sites paying a contribution of £33,527.97 per secondary aged pupil generated by the development (based on a pupil product calculation using the housing mix submitted at reserved matters stage). Based on the indicative housing mix of 3 No. 3 bed and 7 No. 4 bed dwellings, the secondary school places required is 2 which requires a contribution of £67,076 (£33,527.97 x 2 = £67,076). This would be towards fixtures, fittings and equipment for Phase 1 of a new secondary school serving Arun. This is an updated figure following further work by WSCC and ADC on the methodology for calculating contributions for the new secondary school.

Fire and rescue contributions have been sought by WSCC (formula based) towards the supply and installation of additional fire safety equipment to vulnerable persons homes in the West Sussex Fire and Rescue Services Southern Area serving Aldingbourne. Based on the indicative housing mix, this would amount to £428.

A contribution towards a new equipment for a Tier 7 library facility to serve the BEW development is required. The need for a new Tier 7 facility to service the new development at BEW is identified in the IDP and Policy H SP2c of the Local Plan. The overall cost for the facility is £100,000. Therefore a pro rata contribution would be £435.

The development of the BEW allocation requires a new A29 route through the allocation to mitigate the effects of additional development traffic. The requested contribution towards the strategic highway network is £7,130 per dwelling.

The pooling restrictions have been checked and none of the above projects exceed the restriction of 5 pooled contributions. I consider that they meet the CIL reg tests.

I am seeking clarification from other consultees (NHS, EA, internal colleagues) on the other potential contributions set out in the document previously attached.

I will leave this will you to consider tomorrow, then we can discuss the way forward on Friday.

Kind regards

Claire

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