

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

DATE: 21st March 2019

FROM: Eloise Short

DISTRICT/BOROUGH COUNCIL: Arun

Application Number: AL/3/19

**The Provision of Service Infrastructure Related to Development at Nyton Nursery,
Nyton Road, Westergate, PO20 3UQ**

Planning Application details - Residential development of 70 No. dwellings (net increase of 25 over current consent AL/102/17/RES) including 30% affordable housing (8 units) with associated access, public open space & landscaping.

Summary of Density per Infrastructure Demands

Education			
Locality		Barnham/Westergate	
Population Adjustment		43.8	
		Primary	Secondary
Child Product		0.6132	0.7532
			6th Form
Total Places Required		4.2924	3.7660
			0.6623
Library			
Locality		BEW Tier 7	
Contribution towards Engineering / Arundel / East Preston / Ferring / Findon Valley / Tier 7 Sites		£8,051	
Contribution towards Rustington / Willowhale		£0	
Contribution towards Bognor Regis / Littlehampton		£0	
Population Adjustment		43.8	
Sqm per population		35	
Sqm Required		1.53	
Waste			
Adjusted Net. Households		21	
Fire			
No. Hydrants		TBC	
Population Adjustment		43.8	
Head of additional population		£15	
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 -	£76,920
Education -	£126,304
Education - 6th	£19,393
Libraries	£8,051
Waste	No contribution
Fire & Rescue	£657
No. of Hydrants	TBC
TAD	No contribution

Total	£231,325
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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

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, 2018*.

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".

The secondary education contribution has been calculated in accordance with the Developer Obligations for Secondary Contributions in Arun Document 2019, which is a supporting document for the Arun Infrastructure Delivery Plan 2017 (IDP).

The calculations have been derived on the basis of an increase in 25 Net dwellings over the original outline application AL/61/13. The contributions above are to be paid **in addition** to those secured under AL/61/13.

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 2019. This may include revised occupancy rates if payment is made after new data is available from the 2021 Census.
- d) **Review of the contributions towards primary and further secondary school building costs should be by reference to the DfF adopted Primary/ Further Secondary school building costs applicable at the date of payment of the contribution and where this has not been published in the financial year in which the contribution has been made then the contribution should be index linked to the DfE cost multiplier and relevant increase in the RICS BCIS All-In TPI. This figure is subject to annual review.**
- e) **Review of the contribution towards secondary education should be by reference to the information provided in the supplementary Developer Obligations for Secondary Contributions in Arun Document 2019, which is a supporting document for the IDP.**
- f) **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.**

- g) **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 equipment at Eastergate CofE Primary School.

The contributions generated by this proposal shall be spent on fixtures, fittings and equipment at phase 1 of a new secondary school for Arun.

The contributions generated by this proposal shall be spent on classroom infrastructure at St Phillip Howard Catholic High School Sixth Form.

The contributions generated by this proposal shall be spent on additional equipment for a new Tier 7 Facility serving Barnham/Eastergate/Westergate.

Fire and Rescue Service Contribution to be used towards the supply and installation of community link smoke detectors to vulnerable persons homes in West Sussex Fire Rescue Services Northern Area serving Aldingbourne.

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.

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.

TPR = (No of year groups) x (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).

Child Product = Adjusted Population x 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. However, this does not apply to calculating the child product for secondary education, where the population from Social Rented Dwellings is included in the Child Product, as per the Developer Obligations for Secondary Contributions in Arun Document 2019.

b) Cost multiplier- Primary and Further Secondary Education Services

The cost multiplier for primary and further secondary is a figure released by the Department for Education. It is a school building costs per pupil place as at 2018/2019, updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index. Each Cost multiplier is as below:

- Primary Schools- **£17,920 per child**
- Sixth Form Schools- **£29,283 per child**

c) Cost multiplier – Secondary Education Services

The cost multiplier for secondary is the cost of providing a new 10FE secondary school for Arun, plus land costs, as outlined in the Developer Obligations for Secondary Contributions in Arun Document 2019. The cost of every additional pupil attending the school is **£33,538**, which is used as the cost multiplier.

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 **£5,252** per square metre. This figure was updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index for the 2018/2019 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): £15 per person

Northern Division (Horsham, Crawley, Mid Sussex): £57 per person in Horsham, £105 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)
Tracey Dunn, WSCC Children and Young People's Services (via email)

Infrastructure Contributions towards West Sussex County Council Services

ARUN

NOTE - Always refer to WSCC for the latest spreadsheet

[Last Template Revision - 22.05.18]

DC ref:	AL/3/19	WSCC Code
Address	Nyton Nursery Nyton Road Westergate PO20 3UQ	
Residential details from application	Residential development of 70 No. dwellings (net increase of 25 over current consent AL/102/17/RES) including 30% affordable housing (8 units) with associated access, public open space & landscaping.	
Any comments	Additional 25 dwellings over original consent. Replacing 45 dwellings in the northern parcel of AL/102/17 (these are reflected in the houses demolished section) with 70 smaller dwellings. Housing mix of northern parcel of AL/102/17 is 45 4+bed market dwellings.	

Table below contains TOTAL housing mix. Contributions are determined by the NET dwellings increase

Private Houses				Social Rented Houses				Other Social Houses - Shared Equity etc				Houses demolished			
Dwelling Size	Occupancy rate	Number	Persons	Dwelling Size	Number	Persons		Dwelling Size	Number	Persons		Dwelling Size	Number	Persons	
1 bed	1.5		0	1 bed		0		1 bed		0		1 bed		0	
2 bed	1.9	2	3.8	2 bed		0		2 bed		0		2 bed		0	
3 bed	2.5	30	75	3 bed	4	10		3 bed	4	10		3 bed		0	
4+ bed	3.0	30	90	4 bed		0		4 bed		0		4 bed	45	135	
Totals		62	168.8	Totals	4	10		Totals	4	10		Totals	45	135	

Private Flats				Social Rented Flats				Other Social Flats - Shared Equity etc				Flats demolished			
Dwelling Size	Occupancy rate	Number	Persons	Dwelling Size	Number	Persons		Dwelling Size	Number	Persons		Dwelling Size	Number	Persons	
1 bed	1.3		0	1 bed		0		1 bed		0		1 bed		0	
2 bed	1.9		0	2 bed		0		2 bed		0		2 bed		0	
3 bed	2.4		0	3 bed		0		3 bed		0		3 bed		0	
4+ bed	2.8		0	4 bed		0		4 bed		0		4 bed		0	
Totals		0	0	Totals	0	0		Totals	0	0		Totals	0	0	

Dwellings Proposed	70
Dwellings Demolished	45
NET Dwellings Proposed	25

WSSC SERVICES

Net Population Increase	53.8
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EDUCATION

Adjusted Population	43.8
*Child Product	0.6132

Education Locality	Barnham/Westergate
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****Child Product Secondary**

LIBRARIES, FIRE & RESCUE SERVICE and HOUSEHOLD WASTE & RECYCLING

**Adjusted Population	43.8
***Adjusted Dwellings	21

Library Locality	BEW Tier 7
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The calculations above allow for deductions as applicable for :

EDUCATION

Adjusted Population - 1 Bed dwellings deleted as assuming no children living there

Social Rented Housing - population (excluding shared equity schemes) to be excluded as future occupants are assumed to be living locally and already service users

1 Bed dwellings - NIL child product for those not already excluded as social rented;

NB Sheltered and 55+ Age Restricted Housing - Calculations ignored - Nil child product assumed

Child Product** - Adjusted population (taking account of above discounts) multiplied by average child product for houses of 14 children per year of age per 1000 persons and for flats of 5 children per year of age per 1000 persons. *Child Product Secondary** Population (no discounts applied, as per Arun Developer Obligations Document for Secondary 2019) multiplied by average child product for houses of 14 children per year of age per 1000 persons and for flats of 5 children per year of age per 1000 persons.

NET Population Increase - Population Increase in dwellings proposed minus population in Dwellings Demolished

**LIBRARIES and FIRE AND RESCUE SERVICE - Adjusted Population

Social Rented Housing - population (excluding shared equity schemes) to be excluded as future occupants are assumed to be living locally and already service users

Demolition - Population lost

***HOUSEHOLD WASTE AND RECYCLING - Adjusted Dwellings

NET dwellings proposed excluding Social Rented housing

Worksheet completed by: **ES**

on: **21/03/2019**

page 2 of 4

Calculation of Contributions **IF** Applicable - WSCC Service Departments to Confirm Need

Education contribution

	Year Groups	Ages	Cost Multiplier see note (i)	Child Product	Places Required	Per Year	Total
Primary	7	4 to 11	£17,920	0.6132	4.2924	10989	£76,920
Secondary	5	11 to 16	£33,538	0.7532	3.7660	25261	£126,304
6th Form see note (ii)	2	16 to 18	£29,283	0.3311	0.6623	9696	£19,393

Notes:

- (i) West Sussex regionally adjusted DfE school building costs per pupil place for 2018/19, adjusted by RICS BCIS All-In TPI Index. Secondary cost multipleir as outlined
(ii) WSCC Average progression from year 11 to 12&13 - 54% x child product

Libraries contribution

Contributions According to Library Type - International Federation of Library Associations Floorspace/Service Standards

	Catchment Population	Extra space sq. m per 1000 persons	Adjusted Projected Population Increase	Additional Space Required	Cost Multiplier	Total
Angmering/Arundel/East Preston/Ferring/Findon Valley/Tier 7 sites	<10,000	35	43.8	1.53	£5,252	£8,051
Rustington/Willowhale	10-20,000	35	0.0	0.00	£5,252	£0
Bognor Regis/Littlehampton	30-65,000	30	0.0	0.00	£5,252	£0

Notes:

WSCC est'd cost of providing relatively small additions to the floorspace of existing library buildings (£5,252 per square metre as at 2018/2019). Where major capital projects are programmed the basis of calculating the contribution is related to the estimated cost of the project.

Fire & Rescue Service contribution

Southern Service Division			
	Projected Population 2016****	Adjusted Projected Population Increase	Cost Multiplier
Adur	60,529		
Arun	152,409		
Chichester	115,818		
Worthing	100,891		
Totals	429,647	43.8	£15
			£657

Notes:

WSCC est'd cost of providing relatively small additions to the floorspace of existing Fire Station buildings (£4,160 per square metre as at 2008/2009).

Where major capital projects are programmed the basis of calculating the contribution is related to the estimated cost of the project.

All cost estimates of projects are for 2008/2009 and will be subject to review.

The cost multiplier is calculated by dividing the total cost of necessary fire and rescue infrastructure by the projected population of the division in question by 2016

**** Projected Population 2016 source: WSCC projections, based on ONS mid-year estimate for 2006.

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

Southern Division Costs

Relocation of Littlehampton Fire Station	£4,000,000
Extension to Bognor Regis Fire Station	£400,000
(New Dimensions Facility)	£1,000,000
Training tower Findon Fire Station	£80,000
Roof ladder Training Rig	£50,000
Total	£5,530,000

Household waste and recycling sites contribution - At present not requesting contribution in Arun

Adusted number of households in the development	21
Cost per household of providing the service (2007/08)	£100
Contribution required	£2,100