

Education				
Locality		Bognor Regis		
Population Adjustment		10.4		
		Primary	Secondary	6th Form
Child Product		0.0520	0.0520	0.0281
Total Places Required		0.3640	0.2600	0.0562
Library				
Locality		Willowhale		
Contribution towards Angmering / Arundel / East Preston / Ferring / Findon Valley		£0		
Contribution towards Rustington / Willowhale		£1,590		
Contribution towards Bognor Regis / Littlehampton		£0		
Population Adjustment		12.8		
Sqm per population		35		
Sqm Required		0.00		
Waste				
Adjusted Net. Households		10		
Fire				
No. Hydrants		TBC		
Population Adjustment		12.8		
£/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		£4,774		
Education - Secondary		£5,138		
Education - 6th Form		£1,204		
Libraries		£1,590		
Waste		No contribution required		
Fire & Rescue		£166		
No. of Hydrants		TBC		
TAD		No contribution required		
Total Contribution		£ 12,872		

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 *Regulation 122 of the Community Infrastructure Levy*.

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 10 Net dwellings.

Further to the monetary contributions The County Fire Officer advises that the proposed development may need to include the provision of a fire hydrant connected to adequate supplies of water for fire fighting (Contact: David Boarer – Fire Services 01243 813667). It should also include suitable access for fire brigade vehicles and equipment.

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

1.
 - 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.
 - a. The deed would provide for payment of the financial contribution upon commencement of the development.
 - a. 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 2013.
 - a. Review of the contributions towards school building costs should be by reference to the DfF adopted Primary/Secondary/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.
 - a. 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.
 - a. 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.

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. 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>).

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

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 for houses, x 5 / 1000 for flats

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.

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 2010/2011, updated by Royal Institute of Chartered Surveyors Building Cost Information Service All-In Tender Price Index. Each Cost multiplier is as below:

Primary Schools- **£13,115 per child**

Secondary Schools- **£19,762 per child**

Sixth Form Schools- **£21,432 per child**

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:

Method 1: used for Chichester, Arun, Worthing, Adur, and Mid Sussex:

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

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

Cost Multiplier- Library Infrastructure

WSCC estimated cost of providing relatively small additions to the floorspace of existing library buildings is **£3,550** per square metre. This figure was updated by WSCC's Quantity surveyor for the 2010/2011 period.

Method 2: used for Worthing and Horsham

The adjusted population is multiplied by a locally determined cost multiplier.

Contributions = adjusted population x cost multiplier

Cost multiplier

The localised cost multipliers have been determined on the basis of the required amount needed for funding particular library service by the population catchment.

Horsham- £114 per person

Crawley- £83.3 per person

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

Adjusted Population

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

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

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

TAD- Total Access Demand

The methodology is based on total access to and from a development. An **Infrastructure Contribution** is required in respect of each occupant or employee provided with a parking space, as they would be more likely to use the road infrastructure. The **Sustainable Transport Contribution** is required in respect of each occupant or employee not provided with a parking space which would be likely to rely on sustainable transport.

TAD = Infrastructure contribution + Sustainable Transport contribution

Infrastructure Contribution

Contributions for Infrastructure are determined by the net increase in car parking spaces, multiplied by WSCC's estimated cost of providing transport infrastructure per vehicle- Infrastructure cost multiplier. The Infrastructure cost multiplier as at 2010/2011 is £900 per parking space.

Infrastructure contributions = Car parking spaces x Cost multiplier.

Sustainable Transport Contribution

This is derived from the net car parking increase subtracted from the projected increase in occupancy of the development. The sustainable transport contribution increases where the population is greater than the parking provided. The sustainable transport figure is then multiplied by County Council's estimated costs of providing sustainable transport infrastructure cost multiplier (£450).

Sustainable transport contr. = (net car parking – occupancy) x 450

Note: occupancy is determined by projected rates per dwelling and projected people per commercial floorspace as determined by WSCC.

Jamie Brown
Strategic Planning

Katie Kurek/SU/WSCC

20/03/2012 16:26

To CCD Planning Consultations/WSCC@WSCC

cc Adam Charlton/SU/WSCC@WSCC

Subject Fw: Planning Consultation on: AW/43/12/

----- Forwarded by Katie Kurek/SU/WSCC on 20/03/2012 16:27 -----

<planningecons@arun.gov.uk>

16/03/2012 13:00

To <SU.Local.Development@westsussex.gov.uk>

cc

Subject Planning Consultation on: AW/43/12/

*******DO NOT CHANGE OR DELETE THIS EMAIL *******

To: **WSCC LDD (ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)

APPLICATION NO: **AW/43/12/**

Registered: 14th March 2012

Site Address: 3 Selsey Avenue Aldwick Bognor Regis PO21 2QZ

Grid Reference:

Description of Works: Conversion of existing residential care home (C2 Residential Institutions) to 10 no. 1 & 2 bed flats (C3 Dwelling Houses)

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 19-APR- 12.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs S Leeson who can be contacted on telephone number 01903 737769.

Thanking you in anticipation

Regards
Planning Case Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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