

From: Anita Gardner
Sent: 14 February 2019 16:52
To: Planning.Responses
Subject: FW: A/114/18/PL - 70 Bed Care Home, Broadlees , Dappers Lane, Angmering

Please scan as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Eloise Short [REDACTED]
Sent: 14 February 2019 12:18
To: Anita Gardner
Cc: Elaine Munns
Subject: FW: A/114/18/PL - 70 Bed Care Home, Broadlees , Dappers Lane, Angmering

Hi Anita

Apologies this one must have slipped through the net, yes we will be seeking contributions on this site.

I've had a look at the previous application, and from the plans I can work out that building 4 consisted of 8 No. 1 bed flats and 16 No. 2 bed flats, is this correct? I have included the approved flats in building 4 as existing dwellings in the calculation of the additional 70 one bed flats, so that the figure requested for this application is to be paid in addition to the obligations on A/27/16.

I have attached the calculator if you wanted to check the working, and also I have added a note to the consultation response to specify the contributions are to be paid in addition to the previous application.

Hopefully the above makes sense, if you need anything clarified please just ask.

Kind regards,

Eloise Short

Assistant Planner | Planning Policy and Infrastructure | Economy, Planning, and Place
Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

Phone: [REDACTED]
Email: [REDACTED]

From: Elaine Munns
Sent: 13 February 2019 20:40
To: Eloise Short
Cc: Anita.Gardner@arun.gov.uk
Subject: FW: A/114/18/PL - 70 Bed Care Home, Broadlees , Dappers Lane, Angmering

Thank you for checking this with us Anita -- Eloise could you just check this and see if contributions are required?

Many thanks



Elaine Munns BSc, MSc AGI | Team Manager, Planning Services | Economy, Planning, and Place
Directorate, West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 12 February 2019 11:49
To: Elaine Munns
Subject: A/114/18/PL - 70 Bed Care Home, Broadlees , Dappers Lane, Angmering

Hi Elaine,
I have received highway comments in respect of the above application and note that I have no request for infrastructure contributions from yourselves. Please can you confirm if this is correct?
Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
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**PLANNING SERVICES DIVISION:
SECTION 106 CONSULTATION RESPONSE FOR ARUN DISTRICT COUNCIL**

DATE: 14th February 2019

FROM: Eloise Short, Monitoring and Records

DISTRICT/BOROUGH COUNCIL: Arun

Application Number: A/114/18

**The Provision of Service Infrastructure Related to Development at Broadlees,
Dappers Lane, Angmering, West Sussex, BN16 4EN**

Planning Application details - Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works.

Summary of Density per Infrastructure Demands

Education			
Locality	Angmering		
Population Adjustment	-30.4		
	Primary	Secondary	6th Form
Child Product	0.0000	0.0000	0.0000
Total Places Required	0.0000	0.0000	0.0000
Library			
Locality	Angmering		
Contribution towards Angmering / Arundel / East Preston / Ferring / Findon Valley / Tier 7 Sites	£9,228		
Contribution towards Rustington / Willowhale	£0		
Contribution towards Bognor Regis / Littlehampton	£0		
Population Adjustment	50.2		
Sqm per population	35		
Sqm Required	1.76		
Waste			
Adjusted Net. Households	46		
Fire			
No. Hydrants	TBC		
Population Adjustment	50.2		
£/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 - Primary	No contribution required
Education - Secondary	No contribution required
Education - 6th Form	No contribution required
Libraries	£9,228
Waste	No contribution required
Fire & Rescue	£753
No. of Hydrants	TBC
TAD	No contribution required

Total Contribution	£9,981
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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 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 46 Net dwellings. It is understood that the proposed 70 dwellings under this application are to replace 24 dwellings permitted under A/27/16 in Building 4 (consisting of 8 No. 1 bed flats and 16 No. 2 bed flats). The contributions requested under A/114/18 reflect the previously approved dwellings and so are to be paid **in addition** to the obligations secured under A/27/16.

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 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 flexible shelving to enable increased community use at Angmering Library.

Fire and Rescue Service Contribution to be used towards supply and installation of additional smoke alarms to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Angmering.

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. 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.

2. 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)

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:	A/114/18	WSCC Code	
Address	Broadlees, Dappers Lane, Angmering, West Sussex, BN16 4EN		
Residential details from application	Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works.		
Any comments	Building 4 of A/27/16 consisted of 8x 1bed flats and 16x 2bed flats. 70 1 bed rooms to replace them.		

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		0	2 bed		0	2 bed		0	2 bed		0
3 bed	2.5		0	3 bed		0	3 bed		0	3 bed		0
4+ bed	3.0		0	4 bed		0	4 bed		0	4 bed		0
Totals		0	0	Totals	0	0	Totals	0	0	Totals	0	0

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	70	91	1 bed		0	1 bed		0	1 bed	8	10.4
2 bed	1.9		0	2 bed		0	2 bed		0	2 bed	16	30.4
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		70	91	Totals	0	0	Totals	0	0	Totals	24	40.8

Dwellings Proposed	70
Dwellings Demolished	24
NET Dwellings Proposed	46

Worksheet completed by:

ES

on:

14.2.19

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WSCC SERVICES

Net Population Increase	50.2
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EDUCATION

Adjusted Population	-30.4
*Child Product	-0.1520

Education Locality	Angmering
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LIBRARIES, FIRE & RESCUE SERVICE and HOUSEHOLD WASTE & RECYCLING

**Adjusted Population	50.2
***Adjusted Dwellings	46

Library Locality	Angmering
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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

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: 14/02/2019

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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	0.0000	0.0000	0	£0
Secondary	5	11 to 16	£27,000	0.0000	0.0000	0	£0
6th Form see note (ii)	2	16 to 18	£29,283	0.0000	0.0000	0	£0

Notes:

(i) West Sussex regionally adjusted DfE school building costs per pupil place for 2018/19, adjusted by RICS BCIS All-In TPI Index

(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	50.2	1.76	£5,252	£9,228
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.

Worksheet completed by: ES
on: 14/02/2019

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Fire & Rescue Service contribution

Southern Service Division				
	Projected Population 2016****	Adjusted Projected Population Increase	Cost Multiplier	Total Contribution
Adur	60,529			
Arun	152,409			
Chichester	115,818			
Worthing	100,891			
Totals	429,647	50.2	£15	£753

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.

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

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

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

Adjusted number of households in the development	46
Cost per household of providing the service (£22.08)	£100
Contribution required	£4,600

Worksheet completed by: ES

on: 14/02/2019

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