

[REDACTED]

From: Simon Davis
Sent: 04 September 2026 10:59
To: Planning Scanning
Subject: FW: A/44/26/PL Former Shrublands Nursery

[REDACTED]

From: Tracey Dunn [REDACTED]
Sent: 04 September 2026 07:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: A/44/26/PL Former Shrublands Nursery

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Hi Simon

Many thanks for the clarification around the build of the site.

As the housing mix is now unlikely to change the SSTC contribution will be £123,036.00.

The reason for this is not all the children from the development will require a full five years of secondary education.

Kind Regards

Tracey

Advanced notice of leave

Tracey Dunn |
School Planning Officer (South & West), Organisation & Planning,
Education and Skills: Children, Young People and Learning
[Northleigh \(Ground Floor\), Tower Street, Chichester, West Sussex PO19 1RF](#)



Think sustainably. Do you have to print? Can you double side? Do you need colour?

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 02 September 2026 16:59
To: Tracey Dunn [REDACTED]
Subject: RE: A/44/26/PL Former Shrublands Nursery

****EXTERNAL****

Hi Tracey,

Thanks that is massively different to what I got.

However, just to say that this site has already been built* and part occupied

* the previous permission was declared invalid on appeal hence this application seeks a new permission for the existing built 40 dwellings (27 of which have been occupied). Thus, I filled out the spreadsheet with the actual existing housing mix including broken down by tenure – so there will be no RM application.

Kind Regards

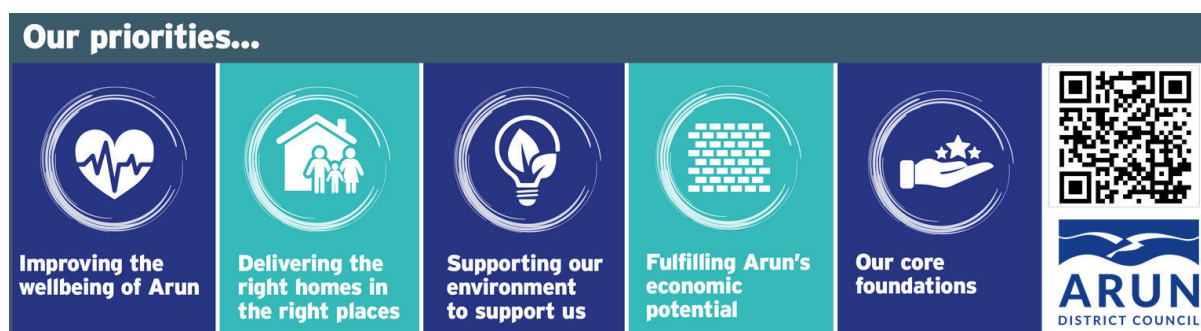
Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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From: Tracey Dunn [REDACTED]
Sent: 02 September 2026 16:26
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: A/44/26/PL Former Shrublands Nursery

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Hi Simon

The 13.52 (E) is not quite right (it is a bit complicated 😊)

You take the child product as the 1.2384 (in cell O37) which is the number per year of age (0-16) children will require a secondary school place until either a new school is open & operational or if a new school still isn't available after 16 years payments cease.

A – actual cost of transport per day in West Sussex for bus/coach travel to school, at the time of the signing of the legal agreement. Which for 2026/27 is £396. per day, with costs revised annually

B – coach capacity (53)

C - number of academic days in a year (190)

D - Cost per pupil per year ($396 \text{ per day} / 53 = £7.47 \times 190 = £1,419.30$ per pupil per year for 2026/27; costs are reviewed annually in April)

E – number of children generated by the development aged 0-16 ($1.2384 \times 16 = 19.81$)

F – 5 years of Secondary Education

G – Number of years that school transport is provided being a total of 16 years but can be phased to allow for instalment payments of 5 years, 5 years and 6 years (or less depending on the number of years until the secondary school is provided at the time of the relevant review).

$396 \text{ (A)} / 53 \text{ (B)} \times 190 \text{ (C)} = 1419.30 \text{ (D)}$

$1419.30 \text{ (D)} \times (1.2384 \text{ (E)} \times 16 \text{ (G)}) \times 5 \text{ (F)} = £140,613.00$

It may be slightly more or less than the figure quoted once the application reaches the RM stage, when a definitive housing mix is agreed, as not all of these children will go to school for a full five years.

Hope this helps

Kind Regards

Tracey

Advanced notice of leave

Tracey Dunn |

School Planning Officer (South & West), Organisation & Planning,
Education and Skills: Children, Young People and Learning
Northleigh (Ground Floor), Tower Street, Chichester, West Sussex PO19 1RF



Think sustainably. Do you have to print? Can you double side? Do you need colour?

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 02 September 2026 14:51

To: Tracey Dunn

Subject: A/44/26/PL Former Shrublands Nursery

****EXTERNAL****

Dear Tracey,

Your response on this application back in May identified the need for a school transport contribution. I wanted to try and quantify what the contribution would be right now for my officer's report, so I have downloaded a copy of the latest infrastructure contributions excel sheet for Arun to determine the school places required (I get 13.52 as attached) and then ran the numbers per the formula. I get a contribution of £1,535,471.81. Is that correct?

$396 (A) / 53 (B) \times 190 (C) = 1419.63 (D)$
 $1419.63 (D) \times (13.52 (E) \times 16 (G)) \times 5 (F) = £1,535,471.81$

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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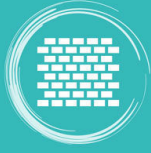
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