Daun Johnson ACK

From: Peter Cleveland
Sent: 06 November 2012 09:05
To: Planning.Responses
Subject: FW: Planning Ref: A/82/12/ - Developer Contributions
Attachments: A 82 12.doc

Please could the attached be acknowledged and scanned in as a response from County on developer contributions.

[redacted]

Sent: 17 October 2012 15:45
To: Peter Cleveland
Subject: Re: Planning Ref: A/82/12/ - Developer Contributions

Dear Peter

Thank you for making contact with me. I've looked back through our records and have been able to establish that our officer dealing with it at this end, Matthew Bartle, sent his response off to Paul Stack on 6th September. Ordinarily our Section 106 requirements would have been included in this response but for some reason this was not the case with this particular application and I'm not certain if our S106 requirements were sent to you at all

So, here is our S106 response, I hope it is clear enough for you.

Any problems - let me know

Thanks

Elaine

Elaine Munns | Team Manager, Strategic Planning Division, Communities and Infrastructure, West Sussex County Council
Location: 2nd Floor Northleigh, County Hall, Chichester PO19 1QT
Internal: 77178 | External: 01243 777178 | E-mail: elaine.munns@westsussex.gov.uk

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

Peter Cleveland <Peter.Cleveland@arun.gov.uk> To <Elaine.Munns@westsussex.gov.uk>
cc
19/10/2012 09:29 Subject Planning Ref: A/82/12/ - Developer Contributions

Dear Elaine

Residential development comprising 150 no. dwellings including 30% affordable with access, landscaping, open space & associated works (this application is a Departure from the Development Plan)
Land to east of Roundstone Lane, Angmering

I write as the case officer dealing with the above application. It was being dealt with by Paul Stack originally but has been handed over to me, so apologies if you have already spoken with him. The consultation period for the application has now expired and I am now looking to form a recommendation on the application and draft a S106 legal agreement. This would need

to include any contributions required by WSCC.

Please could I ask that you have a look at what contributions may be required for this development so I can advise the applicants and include this within the legal agreement so that it can be secured. May I also request any contribution requirements be made by the 22nd October.

If you need any further information at this stage, or wish to discuss the application please do not hesitate to contact me on the number below.

Kind regards
Peter

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LOCAL DEVELOPMENT DIVISION: SECTION 106 CONSULTATION RESPONSE

DATE: 19.09.2012

FROM: Adam Charlton, Monitoring and Records

TO: Matthew Bartle, Planning Applications Team

DISTRICT/BOROUGH COUNCIL: Arun

Application Number: A/82/12

The Provision of Service Infrastructure Related to Development at Land East Of, Roundstone Lane, Angmering, West Sussex, BN16 4AL

Planning Application details - Residential development comprising 150 x dwellings including 30% affordable with access, landscaping, open space & associated works (this application is a Departure from the Development Plan).

Education			
Locality	Angmering		
Population Adjustment	258.9		
	Primary	Secondary	6th Form
Child Product	3.6012	3.6012	1.9446
Total Places Required	25.2084	18.0060	3.8893
Library			
Locality	Angmering		
Contribution towards Angmering / Arundel / East Preston / Ferring / Findon Valley	£34,796		
Contribution towards Rustington / Willowhale	£0		
Contribution towards Bognor Regis / Littlehampton	£0		
Population Adjustment	258.9		
Sqm per population	35		
Sqm Required	9.06		
Waste			
Adjusted Net. Households	105		
Fire			
No. Hydrants	TBC		
Population Adjustment	258.9		
£/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	£330,608
Education - Secondary	£355,835
Education - 6th Form	£83,355
Libraries	£34,796
Waste	No contribution required
Fire & Rescue	£3,366
No. of Hydrants	TBC
TAD	£0
Total Contribution	**£807,960**

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 150 Net dwellings

Further to the monetary contributions The County Fire Officer advises that the proposed development may need to include the provision of fire hydrants 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

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 2013.

d) 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.

e) 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.

f) 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

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.

b) 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 2012/2013, 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**

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 **£3,840** per square metre. This figure was updated by WSCC's Quantity surveyor for the 2012/2013 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): £13 per person

Northern Division (Horsham, Crawley, Mid Sussex): £50 per person in Horsham, £92 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

4. 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

a) 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 2012/2013 is £1,000 per parking space.

Infrastructure contributions = Car parking spaces x Cost multiplier.

b) 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 (£500).

Sustainable transport contr. = (net car parking – occupancy) x 500

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

cc: **David Boarer, WSCC Fire Services (via email)**
Deborah Lewis, WSCC Library Services (via email)
Lyndsay Irvine, WSCC Children and Young People's Services (via email)