

Regulation 122 tests

The development is zero rated for CIL because it is a flatted development within Zone 4. There is insufficient space within the development to provide on-site provision for open space and play facilities, therefore off-site S106 contributions are sought to mitigate for the additional demand created. Playing pitch contributions are also sought to enhance local facilities for the increase in population.

Contributions are necessary in planning terms due to the additional demand generated by the population increase. Residents of the development are likely to use local public open space and its facilities and participate in a range of sports which cannot be accommodated within the development.

The sites identified for contributions are close to the development site and most likely to experience increased demand. They are therefore directly related to the development.

The scale of the development has been taken into account and the type of contributions required through the use of the Council's SPD calculator and Sport England Playing Pitch calculator.

Open space and play provision – S106 contributions

The S106 off-site contribution of £19,710 identified for public open space should be allocated towards improvements at Marine Park Gardens, Aldwick, and the contribution of £17,303 for play should be allocated towards play equipment at West Park, Aldwick.

Playing pitch provision – S106 contributions

The Sport England Playing Pitch Calculator together with the District Council's Playing Pitch Strategy has identified the following off-site contributions:

£1,084 plus £4,560 (20 years maintenance cost) for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £2,958 for improvements to ancillary facilities at the same site.

£333 plus £1,420 (20 years maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £820 for improvements to ancillary facilities at the same site.

£801 plus £3,240 (20 years maintenance cost) for improvements to the grass playing surface of the cricket pitches at Queensfield, Bognor Regis and also £937 for improvements to ancillary facilities at the same site.

£830 plus £580 (20 years maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £288 for ancillary facilities at the same site.