

From: Daun Johnson
Sent: 01 February 2021 15:42
To: Planning Scanning
Subject: FW: BR/244/20/PL - The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU
Attachments: BR 244 20_v.2 (based on 10 dwellings).xlsx

Please upload attachment to BR/244/20/PL as consultee response as described below

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Save the environment - think before you print.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 January 2021 17:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/244/20/PL - The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU

Second WSCC Infrastructure Consultation Response.

From: Naomi Hoyland [REDACTED]
Sent: 29 January 2021 14:33
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Tracey Dunn <[REDACTED]>
Subject: RE: BR/244/20/PL - The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU

Hi Simon,

Thanks for this info. Based on the revised housing mix for 10 flats the contributions we would be seeking here are:

Summary of Contributions

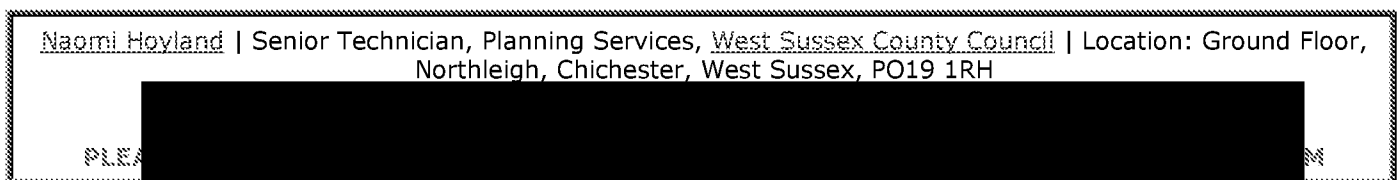
S106 type	Monies Due
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Education - Primary	£12,922
Education - Secondary	£16,851
Education - 6th Form	£3,258
Libraries	No contribution required
Waste	No contribution required
Fire & Rescue	No contribution required
No. of Hydrants	TBC
TAD	No contribution required

Total Contribution	£33,031
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I've attached the S106 calculator to show how these figures were reached. Let me know if you'd like me to send across a revised S106 response or will this suffice?

Kind regards,
Naomi



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

Sent: 29 January 2021 13:51

To: Naomi Hoyland [REDACTED]

Cc: Tracey Dunn [REDACTED]; Andrew Lowing [REDACTED]; Karen Wallace [REDACTED]

Subject: RE: BR/244/20/PL - The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU

Hi Naomi,

Thanks for your earlier email. I now have the revised plans and can confirm that they have changed the two fourth floor flats into one large 3 bed flat. The new dwelling mix is shown in the below screenshot taken from the revised Design & Access Statement. Could you re-run the numbers for me.

Waterloo Square Accommodation

Floor	Retail Unit	Area m2	2B - 64m2	2B - 82m2	2B - 103m2	3B - 149m2
Ground	1	150				
	2	73				
1st Floor			2	1		
2nd Floor			2	1		
3rd Floor			2	1		
4th Floor						1
5th Floor						
Total		293	6	3		1

Thanks

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Naomi Hoyland [REDACTED]
Sent: 25 January 2021 09:53
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Tracey Dunn [REDACTED]; Andrew Lowing [REDACTED]; Karen Wallace [REDACTED]
Subject: RE: BR/244/20/PL - The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU

Hi Simon,

Thanks for letting me know about this one. Yes we would need to know the mix for the 10 dwellings please to ensure the calculations are correct. As the revised scheme now proposes 10 dwellings we would only be seeking Education contributions here as it would not meet the 11+ dwellings threshold in order for Fire and Libraries contributions to also be sought.

Kind regards,
Naomi

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

Sent: 22 January 2021 16:37

To: Naomi Hoyland [REDACTED]

Cc: Tracey Dunn [REDACTED]; Andrew Lowing [REDACTED]; Karen Wallace [REDACTED]

Subject: RE: BR/244/20/PL - The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU

Dear Naomi,

I am expecting plans next week to amend this scheme reducing the number of units from 11 to 10. This is in order to avoid our affordable housing requirement. This will also affect the contributions that you will be seeking. Is it just a case of running 10 dwellings through the spreadsheet or will you need to know the revised dwelling size mix in order to provide new figures?

Kind Regards

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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Infrastructure Contributions towards West Sussex County Council Services

ARUN

NOTE - Always refer to WSCC for the latest spreadsheet

[Last Template Revision - 14.04.2020]

DC ref:	BR/244/20/PL	WSCC Code	
Address	The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU		
Residential details from application	Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development.		
Any comments	Calculations based on revised dwelling mix for 10 flats		

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		0	1 bed		0	1 bed		0	1 bed		0
2 bed	1.9	9	17.1	2 bed		0	2 bed		0	2 bed		0
3 bed	2.4	1	2.4	3 bed		0	3 bed		0	3 bed		0
4+ bed	2.8		0	4 bed		0	4 bed		0	4 bed		0
Totals		10	19.5	Totals	0	0	Totals	0	0	Totals	0	0

Dwellings Proposed	10
Dwellings Demolished	0
NET Dwellings Proposed	10

Worksheet completed by: NH
on: 29.01.2021

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WSSC SERVICES

Net Population Increase	19.5
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EDUCATION

Adjusted Population	19.5
*Child Product	0.0975

****Child Product Secondary**

School Planning Area	Bognor Regis/Felpham
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LIBRARIES, FIRE & RESCUE SERVICE and HOUSEHOLD WASTE & RECYCLING

***Adjusted Population	19.5
****Adjusted Dwellings	10

Library Locality	
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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. *Child Product Secondary** Population (no discounts applied, as per Arun Developer Obligations Document for Secondary 2019) 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: NH
on: 29.01.2021

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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	£18,933	0.0975	0.6825	1846	£12,922
Secondary	5	11 to 16	£34,566	0.0975	0.4875	3370	£16,851
6th Form see note (ii)	2	16 to 18	£30,939	0.0527	0.1053	1629	£3,258

Notes:

- (i) West Sussex regionally adjusted DfE school building costs per pupil place for 2020/21, adjusted by RICS BCIS All-In TPI Index. Secondary cost multiplier as outlined
(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	0.0	0.00	£5,549	£0
Rustington/Willowhale	10-20,000	35	0.0	0.00	£5,549	£0
Bognor Regis/Littlehampton	30-65,000	30	0.0	0.00	£5,549	£0

Notes:

WSCC est'd cost of providing relatively small additions to the floorspace of existing library buildings (£5,549 per square metre as at 2020/21).
Where major capital projects are programmed the basis of calculating the contribution is related to the estimated cost of the project.

Worksheet completed by: NH
on: 29.01.2021

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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	0.0	£15	£0

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	10
Cost per household of providing the service (2007-08)	£100
Contribution required	£1,000

Worksheet completed by: NH
on: 29.01.2021

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