



From: Eloise Short [redacted]
Sent: 22 January 2019 10:31
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Elaine Munns [redacted]
Subject: RE: BR/311/18/PL - University of Chichester Student Accommodation - s106 request

Hi Simon

We do recognise that this contribution should have been introduced on the previous application on site (BR/54/16), but was missed. However, we consider the contribution to be acceptable in planning terms and satisfies the three statutory tests in the CIL regulations on the basis that the contribution is:

1. *Necessary to make the development acceptable in planning terms* – there will be an increase in the local population as a result of this development that will cause additional strain on the Fire Service within Bognor Regis.
2. *Directly related to the development* – the contribution generated by this development will be utilised within Bognor Regis where the site is located.
3. *Fairly and reasonably related in scale and kind to the development* – The development is providing 176 student rooms, therefore there will be 176 additional people moving into the local area. This number is then multiplied by the cost multiplier which is derived from the cost of necessary fire and rescue infrastructure to serve the projected population for the area (which for Arun District is £15 per person).

Essentially, the key factor is that this development is causing the population to increase, which directly results in additional strain on the Fire Service. We do ask for fire service contributions from other student accommodation developments (planning application

CC/11/04456/OUT on the Chichester Campus as an example). So, our requirement is justified in CIL terms and is defensible.

If you need anything else please ask.

Kind regards,

Eloise Short

Assistant Planner | Planning Policy and Infrastructure | Economy, Planning, and Place

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 16 January 2019 16:07

To: Eloise Short

Subject: RE: BR/311/18/PL - University of Chichester Student Accommodation - s106 request

Hi Eloise,

I wonder have you been able to consider my email below from the 21st December?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Simon Davis

Sent: 21 December 2018 15:16

Subject: FW: BR/311/18/PL - University of Chichester Student Accommodation - s106 request

Dear Eloise,

Please see email below from the agent querying the amount of the requested fire contribution. Can you consider and respond when you are able thanks.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Jonathan Pritchard

Sent: 21 December 2018 12:03

To: 'Simon.Davis@arun.gov.uk'

Subject: BR/311/18/PL - University of Chichester Student Accommodation - s106 request

UNIVERSITY OF CHICHESTER - BOGNOR REGIS CAMPUS

Dear Mr Davis,

In reference to the above application.

I note the response from the Monitoring and Records department regarding Section 106 contributions.

A contribution of £2,640 is sought in respect to fire service infrastructure (fire stations).

We note that no reference is made as to how the proposed development impacts on current fire service infrastructure (i.e. *relevance to the development*) and the nationally prescribed standards of fire cover for the area (Para 3.5.4 of The Provision of Service Infrastructure Related to New Development in West Sussex Part 1).

The contribution is calculated based on a formula whereby a cost multiplier is divided by the 'adjusted population'. This is defined as 'the sum of the occupancy rates for the net dwelling increase with the exclusion of social housing increase'.

No dwellings are to be provided in this development. The floor plans illustrate that each floor will consist of individual bedrooms supported by shared communal kitchen and living areas. As communal establishments are not counted in overall housing supply statistics the application of the formula to the development raises questions as to whether it is *fairly and reasonably related in scale and kind to the development*.

We therefore have questions as to whether the request has been fully considered and that the amount of the contribution is of a sufficient scale that would affect whether the development was acceptable in planning terms.

I'm not aware of a contribution being sought on the extant permission and we would be grateful if this matter could please be reviewed.

I'm now away from the office until the 2nd January, however, a catch up on this and any other issues requiring discussion would be much appreciated in the new year.

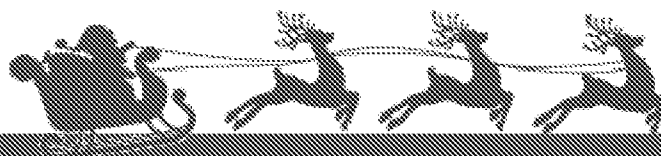
All the best

Jon

STRIDE TREGLOWN
TOWN PLANNING

Jonathan Pritchard BA MSc MRTPI
Associate Town Planner

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