

Chris Cousins
Head of Planning Services

Please respond to Stephen Brown
Tel: (01243) 777042
Fax: (01243) 756862
steve.brown@westsussex.gov.uk
www.westsussex.gov.uk

Environment & Development
The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
Switchboard: 01243 777100

Mr H Cheadle
Head of Planning Services
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25th February 2008

Our reference: SWB/D11.206

Application Number: BR/0050/08

FAO: Mrs A Gardner, Development Control

Dear Mr Cheadle,

**The Provision of Service Infrastructure Related to Development at Clifton Works & Tulleys Garage, Clifton Road, Bognor Regis PO21 2HH.
Planning Application details - Revised planning application for the demolition of existing factory and erection of 20 one bedroom flats.**

Without prejudice to the planning representations of the County Council in respect of the planning application for the above development, I am writing to advise you as to the requirements for contributions towards the provision of additional County Council service infrastructure, other than highways and public transport that would arise in relation to the proposed development.

The basis for my 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", and further details are included in the report to the 16th June 1999 meeting of the Strategic Planning and Environment Committee. The Committee approved all the recommendations of the report.

My advice is as follows:

Schools Infrastructure

The Director for Children and Young People's Services advises that the primary, secondary and sixth form schools within the catchment area of the proposal would be unaffected by the proposed development as the projected number of pupils is less than one. Accordingly, no contribution would be sought.

2. Library Infrastructure

The County Librarian advises that the proposed development would be within the area served by Bognor Regis Library and that the library would not be able to adequately serve the additional needs that the development would generate.

However, a scheme is approved to provide additional floorspace at the library. In the circumstances, a financial contribution towards the approved scheme would be required in respect of the extra demands for library services that would be generated by the proposed development.

2.1 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any social rented dwellings for occupation by persons already residing in the library's catchment area; the County Council's adopted floorspace standard for library provision; and the estimated costs of providing additional library floorspace. On that basis the amount of the financial contribution may be estimated to be as follows:

- a) Estimated Additional Population (Library):
See attached worksheet dated 15.02.08 for details of calculation
Adjusted increase in population = 24.0 persons
- b) Provision to the adopted standard:
24.0 persons x 30 sq metres per 1,000 population = 0.72 sq metres
- c) Financial Contribution:
0.72 sq metres @ £3,578 ① per sq metre = **£2,576**

Note:

- ① The County Council's estimated costs of providing relatively small additions to the floorspace of existing library buildings is £3,578 per square metre as at 2007/2008 – but see also 4 c) & d) below.

3. Fire Service Infrastructure

- 3.1 The County Fire Officer advises that the development should include suitable access for fire brigade vehicles and equipment.

3.2 Fire Stations

The County Fire Officer advises that a financial contribution from the proposed development towards the cost of fire and rescue infrastructure, principally fire stations and services serving the area within which the proposal stands, would be required. This is necessary due to proposed development in the Southern division and the resultant need to improve service provision across the area. The proposed development should proportionately contribute towards the cost of necessary infrastructure needed to support development.

3.3 Financial Contribution (excluding provision of fire hydrants)

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings for occupation by persons already residing in the fire service provision area; the County Council's adopted standards of fire service cover provision; and the estimated costs of providing additional fire stations. On that basis the amount of the financial contribution might be estimated as follows:

- a) Estimated Additional Adjusted Population (Fire):
See attached worksheet dated 15.02.08 for details of calculation
Adjusted increase in population = 24.0 persons

- b) Cost of Fire and Rescue Multiplier for Division:
Proposed development stands in Southern division = £12②
- c) Financial Contribution:
24.0 persons x £12② = **£288**

Note:

③ The County Council's estimated costs of providing relatively small additions to the floorspace of existing fire station buildings is £3,252 per square metre as at 2006/2007, the cost multiplier is based on extensions to fire stations in the area of the development – but see also 4(e) below.

4.0 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 2008.
- d) 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.
- e) 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, either size, nature or tenure, may generate a different population and 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.

You are reminded that a separate Highways and Transport contribution may be needed. In that connection you are advised to contact WSCC Highways and Transport Service (Ian Gledhill, 01243 756767).

Should you require further information or assistance in relation to the requirements for contributions towards the provision of County Council service infrastructure, please telephone me.

Yours sincerely,



for Head of Planning Services

cc: Deborah Lewis, WSCC Library Services (via email)
David Boarer, WSCC Fire Services (via email)
Ami Sweeney, WSCC Legal Services (via email)
Alison Woodfield, WSCC Planning Services (via email)