

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 May 2017 08:56
To: Planning Scanning
Subject: FW: LU/117/17 Formerly 'The Tap and Barrel', 2-13 Duke Street, Littlehampton, West Sussex, BN17 6EU
Attachments: LU 117 17.docx

Sent: 28 April 2017 10:19
To: Planning.Responses
Subject: FW: LU/117/17 Formerly 'The Tap and Barrel', 2-13 Duke Street, Littlehampton, West Sussex, BN17 6EU

To whom this may concern,

Please find attached the s106 contributions required for the above planning application.
Kind regards
Alison

From: Eloise Short
Sent: 27 April 2017 16:05
To: Alison Meeus
Cc: Tracey Dunn
Subject: LU/117/17 Formerly 'The Tap and Barrel', 2-13 Duke Street, Littlehampton, West Sussex, BN17 6EU

Hi Alison,

Please find attached S106 letter on LU/117/17 at Formerly 'The Tap and Barrel', 2-13 Duke Street, Littlehampton, West Sussex, BN17 6EU. Should you require any further information please do not hesitate to contact me.

Kind regards

Eloise

Eloise Short | Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

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**STRATEGIC PLANNING DIVISION:
SECTION 106 CONSULTATION RESPONSE ON EDUCATION CONTRIBUTIONS ONLY**

DATE: 27/04/2017

FROM: Eloise Short, Monitoring and Records

TO: Alison Meeus, Planning Applications Team

DISTRICT/BOROUGH COUNCIL: Arun

Application Number: LU/117/17

The Provision of Service Infrastructure Related to Development at Formerly 'The Tap and Barrel', 2-13 Duke Street, Littlehampton, West Sussex, BN17 6EU

Planning Application details - Demolition of existing building, and erection of a new building to provide 10No. new flats, comprising 9No. two bedroom flats and 1No. one bedroom flat.

Summary of Density per Infrastructure Demands

Education			
Locality	Littlehampton		
Population Adjustment	17.1		
	Primary	Secondary	6th Form
Child Product	0.0855	0.0855	0.0462
Total Places Required	0.5985	0.4275	0.0923

Summary of Contributions

S106 type	Monies Due
Education - Primary	£9,311
Education - Secondary	£10,021
Education - 6 th Form	£2,348

Total Contribution	£21,681
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Note: The above summary does not include the installation costs of fire hydrants. Where these are required on developments, (quantity as identified above) as required under the Fire Services Act 2004 they will be installed as a planning condition and at direct cost to the developer. Hydrants should be attached to a mains capable of delivering sufficient flow and pressure for fire fighting as required in the National Guidance Document on the Provision of Water for Fire Fighting 3rd Edition (Appendix 5)

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".

The calculations have been derived on the basis of an increase in (10) Net dwellings.

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 2017.
- 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.**

The contributions generated by this proposal shall be spent on additional equipment at River Beach Primary School.

The contributions generated by this proposal shall be spent on additional equipment at The Littlehampton Academy.

The contributions generated by this proposal shall be spent on additional equipment at The Littlehampton Academy Sixth Form.

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. 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.

$$\text{TPR} = (\text{No of year groups}) \times (\text{child product})$$

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).

$$\text{Child Product} = \text{Adjusted Population} \times 14 / 1000$$

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 2016/2017, updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index. Each Cost multiplier is as below:

- Primary Schools- **£15,558 per child**
- Secondary Schools- **£23,442 per child**
- Sixth Form Schools- **£25,424 per child**

cc: **Tracey Dunn, WSCC Children and Young People's Services (via email)**