

**PLANNING SERVICES DIVISION:
SECTION 106 CONSULTATION RESPONSE FOR ARUN DISTRICT COUNCIL**

DATE: 4th April 2018

FROM: Eloise Short, Monitoring and Records

TO: Jamie Brown, Planning Applications Team

DISTRICT/BOROUGH COUNCIL: Arun

Application Number: LU/330/18

**The Provision of Service Infrastructure Related to Development at Land South Of,
Cornfield Close, Littlehampton, BN17 6LD**

**Planning Application details - Demolition of existing buildings & the erection of 77
residential homes with associated access, car parking, cycle parking,
refuse/recycling storage, landscaping, earthworks & infrastructure.**

**Summary of Density
per Infrastructure
Demands**

Education			
Locality	0		
Population Adjustment	161.7		
	Primary	Secondary	6th Form
Child Product	1.9902	1.9902	1.0747
Total Places Required	13.9314	9.9510	2.1494
Library			
Locality	0		
Contribution towards Angmering / Arundel / East Preston / Ferring / Findon Valley / Tier 7 Sites	£0		
Contribution towards Rustington / Willowhale	£0		
Contribution towards Bognor Regis / Littlehampton	£25,887		
Population Adjustment	164.3		
Sqm per population	35		
Sqm Required	0.00		
Waste			
Adjusted Net. Households	77		
Fire			
No. Hydrants	TBC		
Population Adjustment	164.3		
£/head of additional population	£15		
TAD- Transport			
Net Population Increase	0.0		
Net Parking Spaces	0		
Net Commercial Floor Space sqm	0		
Total Access (commercial only)	0.0000		

Summary of Contributions

S106 type	Monies Due
Education - Primary	£249,651
Education - Secondary	£333,737
Education - 6th Form	£62,941
Libraries	£25,887
Waste	No contribution required
Fire & Rescue	£2,465
No. of Hydrants	TBC
TAD	No contribution required
Total Contribution	£674,680

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 secondary education contribution has been calculated in accordance with the Developer Obligations for Secondary Contributions in Arun Document 2019, which is a supporting document for the Arun Infrastructure Delivery Plan 2017 (IDP).

The calculations have been derived on the basis of an increase in 77 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 2019. This may include revised occupancy rates if payment is made after new data is available from the 2021 Census.
- d) **Review of the contributions towards school building costs should be by reference to the DfE adopted Primary and 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.**
- e) **Review of the contribution towards secondary education should be by reference to the information provided in the supplementary Developer Obligations for Secondary Contributions in Arun Document 2019, which is a supporting document for the IDP.**

- f) **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.**
- g) **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.**

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

The contributions generated by this proposal shall be spent on fixtures, fittings and equipment at Phase 2 of the new secondary school for Arun.

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

The contributions generated by this proposal shall be spent on expansion of the facilities at Littlehampton Library.

Fire and Rescue Service Contribution to be used towards new technological equipment such as fire lances and thermal imaging cameras in West Sussex Fire Rescue Services Southern Area serving Littlehampton.

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.

Where the developer intends to keep some of the estate roads private we will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.

Where land is to be transferred to the County Council as part of the development (e.g. a school site) that we will require the developer to provide CAD drawings of the site to aid design/layout and to ensure that there is no accidental encroachment by either the developer or WSCC.

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.

TPR = (No of year groups) x (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).

Child Product = Adjusted Population x 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. However, this does not apply to calculating the child product for secondary education, where the population from Social Rented Dwellings is included in the Child Product, as per the Developer Obligations for Secondary Contributions in Arun Document 2019.

b) Cost multiplier- Primary and Further Secondary Education Services

The cost multiplier for primary and further secondary is a figure released by the Department for Education. It is a school building costs per pupil place as at 2018/2019, updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index. Each Cost multiplier is as below:

- Primary Schools- **£17,920 per child**
- Sixth Form Schools- **£29,283 per child**

c) Cost multiplier – Secondary Education Services

The cost multiplier for secondary is the cost of providing a new 10FE secondary school for Arun, plus land costs, as outlined in the Developer Obligations for Secondary Contributions in Arun Document 2019. The cost of every additional pupil attending the school is **£33,538**, which is used as the cost multiplier.

2. Library Infrastructure

There are two methodologies used for calculating library infrastructure Contributions. These have been locally tailored on the basis of required contributions and the nature of the library in the locality, as below:

Library infrastructure contributions are determined by the population adjustment resulting in a square metre demand for library services. The square metre demand is multiplied by a cost multiplier which determines the total contributions as below:

Contributions = SQ M Demand x Cost Multiplier

a) Square Metre Demand

The square metre demand for library floor space varies across the relevant districts and parishes on the basis of library infrastructure available and the settlement population in each particular locality. The **local floorspace demand (LFD)** figure varies between 30 and 35 square metres per 1000 people and is provided with each individual calculation.

Square Metre Demand = (Adjusted Population x LFD) / 1000

b) Cost Multiplier- Library Infrastructure

WSCC estimated cost of providing relatively small additions to the floorspace of existing library buildings is **£5,252** per square metre. This figure was updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index for the 2018/2019 period.

3. Fire & Rescue Service Infrastructure

The Fire and Rescue Services infrastructure contribution is determined by the population adjustment multiplied by the relevant cost multiplier for the provision of services.

Fire and Rescue Contributions = Adjusted Population x Cost Multiplier

a) Adjusted Population

This is the sum of the occupancy rates for the net dwelling increase with the exclusion of social housing increase.

b) Cost Multiplier- Fire Rescue

There are two cost multipliers for WSCC which relate to the Southern Division and the Northern Division. The cost multiplier is calculated by dividing the total cost of necessary fire and rescue infrastructure within the division by the projected population for 2016. The cost multipliers are as below:

Southern Division (Chichester, Arun, Worthing and Adur): £15 per person

Northern Division (Horsham, Crawley, Mid Sussex): £57 per person in Horsham, £105 per person in Crawley

Note: 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

cc: **David Boarer, WSCC Fire Services (via email)**
Karen Wallace, WSCC Library Services (via email)
Tracey Dunn, WSCC Children and Young People's Services (via email)

From: Julie Grieves on behalf of Planning.Responses
Sent: 05 April 2019 10:12
To: Planning Scanning
Subject: FW: LU/330/18/PL - Cornfield Close, Littlehampton
Attachments: LU 330 18 recons.docx

Julie Grieves - (Working days Monday, Tuesday, Thursday & Friday 9.15am-2.15pm)
| Technical Support Unit Assistant, Planning Department, Directorate of Place, Arun District Council |

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From: Anita Gardner
Sent: 04 April 2019 16:39
To: Planning.Responses
Subject: FW: LU/330/18/PL - Cornfield Close, Littlehampton

Please treat as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LE

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From: Eloise Short
Sent: 04 April 2019 09:14
To: Anita Gardner
Cc: Elaine Munns
Subject: RE: LU/330/18/PL - Cornfield Close, Littlehampton

Hi Anita

The consultation response for this site was sent a while before the secondary position between WSCC and Arun had been agreed. I've attached an updated response here using the cost multiplier for secondary. The new scheme for secondary is now *fixtures, fittings and equipment at phase 2 of the new secondary school for Arun.*

In terms of your other questions below:

- 1) The library project is *expansion of the facilities at Littlehampton Library*. This could include (but is not limited to) facilities such as toilets, community meeting spaces, shelving and the range of services the specific library is able to provide such as braille or facilities for the hard of hearing. As we do not know at what stage the contributions from this site will be available for spending, we do not know the exact type of facilities that the library will require and so cannot be more specific at this stage.

- 2) The additional facilities scheme for River Beach Primary and The Littlehampton Academy Sixth Form is specific in the fact it will provide additional toilets, changing rooms, science labs and MUGAs to name a few, whereas schemes such as additional equipment will provide items for learning such as electronic devices, sports equipment and text books. As above, we do not specify the facility at this stage because we do not have an indication of when the money from this site will come to us; it may not come in for a number of years, and for windfall sites may not be delivered at all. Therefore we do not know what exact facilities the named schools will be in need of by the time the children from the development come forward.

The level of detail in these types of schemes (additional facilities, additional equipment etc) have been found to be CIL compliant consistently at appeal across the county, as well as at multiple sites within Arun District itself (see appeals for CM/1/17, BR/156/16 and Y/80/16, and Mid Sussex applications DM/15/4667, DM/15/4457 and DM/14/04492). I would also note that recently approved applications with signed obligations for similar schemes include Y/5/17, A/169/17, A/132/17 and Y/49/17.

In addition, I can confirm there are no more than 5 pooled obligations for each of the schemes you name below, and the contributions all meet the 3 CIL tests.

If you need anything further clarifying, please ask.

Kind regards,

Eloise Short

Assistant Planner | Planning Policy and Infrastructure | Planning Services
Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

From: Elaine Munns

Sent: 04 April 2019 08:33

To: Eloise Short

Cc: Anita.Gardner

Subject: FW: LU/330/18/PL - Cornfield Close, Littlehampton

Hi Eloise

Could you respond to this?

Many thanks

Elaine Munns BSc, MSc AGI | Team Manager, Planning Services | Economy, Planning, and Place
Directorate, West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1OT

From: Anita Gardner

Sent: 03 April 2019 15:23

To: Elaine Munns

Subject: LU/330/18/PL - Cornfield Close, Littlehampton

Dear Elaine,

I have received your request for contributions for the above site. Please can you let me have some additional information please ?

- What is being expanded at the Library? The building? The number of books? Shelving?
- What is project the money being spent on at TLA? Staff, equipment, physical extension?
- What is project the money being spent on at River Beach? Staff, equipment, physical extension?

Can you also advise if the secondary school methodology is compliant with the recently agreed position statement on secondary school provision.

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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