



From: Michael Eastham
Sent: 15 September 2017 11:24
To: Planning.Responses
Subject: FW: WA/44/17/OUT - Land East of Tye Lane, Walberton - SECTION 106 AGREEMENT - DEVELOPER CONTRIBUTIONS

Please upload on Ocella.

Thanks

Michael

From: [REDACTED]
Sent: 14 September 2017 10:34
To: Michael Eastham
Cc: Eloise Short
Subject: RE: WA/44/17/OUT - Land East of Tye Lane, Walberton - SECTION 106 AGREEMENT - DEVELOPER CONTRIBUTIONS

Hi Michael

Eloise has passed your enquiries to me for a response in order that I clarify our policies and approach for you, as it's likely that you'll have other applications with similar questions.

Firstly, based on the housing mix given in the application form for this site the contributions would be:

Primary - £412,219

Secondary - £443,637

Sixth - £103,929

Libraries - £44,590

Fire - £3608

In terms of the projects for the two schools, these have not yet been designed so we'll have no further details at this stage. The scale of the expansions will be determined by the size of the contributions which will fund them and of course we can't know what those will be at this

stage. It is also the case that we undertake limited feasibility work at this stage because the money is not guaranteed (and the expansion therefore not required if the developments funding it don't go ahead of course) so we won't do potentially abortive scoping work at this stage.

In terms of being CIL compliant, it has proved at Appeal that it is enough to state that the money is going towards projects to expand specific schools. We've not had to provide details of what these expansions will consist of.

For the Library contribution can you remove the reference to Arundel Library.

For the Fire contribution our plans for reorganisation are still being determined by the Service. It's only recently been decided strategically that the Fire Service will remain with West Sussex County Council, and not merged with other blue light services, so the Director is establishing what the reorganisation will consist of. Again, as with Education, we have found it is sufficient to declare that the money is spent on this scheme, and the need to expand detail on what this will consist of is not needed to be CIL compliant.

I appreciate that it is helpful for you to provide as much detail as possible for your committee report, and that your Planning committee members are likely to question the details so I understand your questions. However, this has been our approach since the CIL regs became law, and the pooling limited was introduced, so they should have some understanding of our policy and aims and I hope the explanations above provide an understanding of why further detail is not always available

Best Regards

Elaine Munns

Monitoring and Records Team Manager | Planning Services | Economy, Planning, and Place Directorate
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

| Web: www.westsussex.gov.uk

From: [REDACTED]

Sent: 06 September 2017 13:46

To: Eloise Short

Subject: WA/44/17/OUT - Land East of Tye Lane, Walberton - SECTION 106 AGREEMENT - DEVELOPER CONTRIBUTIONS

Hi Eloise,

Following our telephone conversation this morning, I have prepared a draft table of the developer contributions recommended by WSCC in terms of Education, Libraries, and Fire & Rescue.

Using the WSCC formula, please could you fill in the financial sums highlighted in yellow below under the heading 'Indicative assumption for viability purposes'?

The table will be presented as part of a larger table showing all of the developer contributions at the Development Control Committee meeting on 20th September 2017.

As we discussed on the telephone, it would also be helpful if you could clarify the details of the expansion at Walberton C of E Primary School and the expansion at Ormiston Six Villages Academy; in terms of libraries, details of whether the development would contribute to enhance library space with improved digital access at Arundel **OR** Littlehampton Library; and in relation to Fire and Rescue, the specific details of the re-development or re-location of fire stations and associated vehicles and equipment in West Sussex Fire Rescue Services Southern Area serving Walberton.

I look forward to receiving your response.

Kind regards,

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

Outline planning application WA/44/17/OUT – Land East of Tye Lane, Walberton				
Obligation	Indicative assumption for viability purposes	Trigger point	Payment / delivery method	Note
Education				
Contribution towards expansion at Walberton C of E Primary School.	£££		Commuted sum payable to WSCC	Details to be confirmed
Contribution towards expansion at Ormiston Six Villages Academy.	£££		Commuted sum payable to WSCC	Details to be confirmed
Contribution towards a restructure of the sixth form to cater for the additional student population at St Philip Howard Catholic High School's Sixth Form.	£££		Commuted sum payable to WSCC	
Library				
Contribution towards a project to enhance library space with improved digital access at Arundel or Littlehampton Library.	£££		Commuted sum payable to WSCC	Details to be confirmed
Fire and Rescue				
Contribution towards the re-development or re-location of fire stations and associated vehicles and equipment in West Sussex Fire Rescue Services Southern Area serving Walberton.	£££		Commuted sum payable to WSCC	

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.