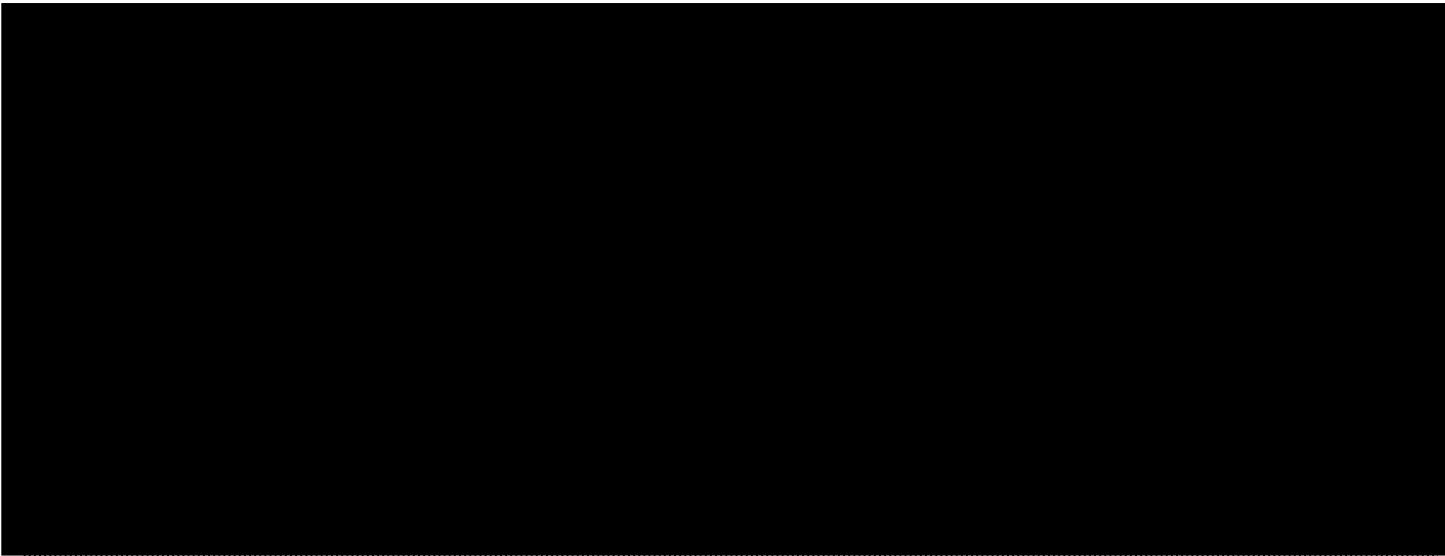




From: Simon Davis
Sent: 20 August 2018 12:23
To: Planning.Responses
Subject: FW: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

WSSC Infrastructure 2nd response

From: Eloise Short [REDACTED]
Sent: 20 August 2018 10:23
To: Simon Davis
Subject: RE: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

Hi Simon

I can confirm that we have only asked for Education contributions for this site because they are not a tariff contribution. Ordinarily we would have also requested Library, Fire and TAD contributions but these are based on a tariff and we agree with the assertion that you can't request tariff contributions for a development of 10 units.

The education contributions are not tariff in style because they are based on the actual number of pupils per school year that their development will produce. This figure is then multiplied by the cost of educating schoolchildren and primary/secondary and sixth form level. This method produces the true figure to educating the children moving into the development in question and is therefore not a tariff contribution.

The contributions we have requested are also CIL Regulation 122 compliant;

- 1) Necessary to make the development acceptable in planning terms – an increase in child population as a result of the development will increase the pressure on existing schools within the locality of the development. Therefore monetary contributions are required to accommodate the additional children moving into the development that will be attending local schools.
- 2) Is directly related to the development - the contributions generated from this development will be spent on additional equipment at Yapton Primary School, additional equipment at Ormiston Six Villages Academy, and classroom infrastructure at St Philip Howard Catholic High School Sixth Form. These schemes will be located at

the catchment schools for the development and will accommodate the additional children attending the schools as a result of the development, and is therefore site specific to the development.

- 3) Fairly and reasonably related in scale and kind – the contribution is calculated based on the additional child population that would arise as a result of the development, based on Census data, and the DFE costs of educating these children from primary through to sixth form.

Therefore, the contribution is CIL compliant. I would also add that our approach is routinely accepted by Inspectors in appeals as sound.

I hope this provides enough information for the developer, if you need anything else please get back to 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

From: Simon Davis [REDACTED]
Sent: 15 August 2018 16:57
To: Eloise Short
Subject: FW: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

Dear Eloise,

Please see the agents submissions below in response to your S.106 response. Please can you provide comment to me.

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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Save the environment - think before you print.

From: Ellie White [REDACTED]
Sent: 15 August 2018 15:38
To: Simon Davis
Cc: Alastair Dineen [REDACTED]
Subject: RE: Y/49/18 Land east of, North End Road, Yapton, Arundel - Section 106

Hi Simon,

Thank you for forwarding over the response.
I have spoken with the applicant and we would like to query the request for education contributions.

The application is for 10 dwellings and an increase of less than 1000sqm of C3 floorspace.

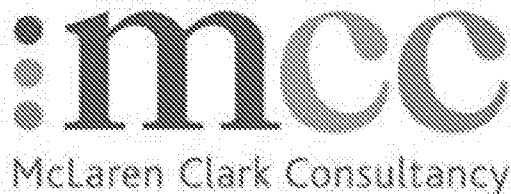
National Planning Policy Guidance (NPPG) Paragraph: 031 Reference ID: 23b-031-20161116 notes that tariff style planning obligations should not be sought from small scale development; *'contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area)'*.

If WSCC are going down the specific contribution route then please can we be provided with further information in relation to NPPG Paragraph: 009 Reference ID: 23b-009-20160519. We would question whether the contributions meet the three tests as set out in the CIL Regulations 2010 and NPPF. We would also query the fact that obligations should not be sought to contribute to pooled funding pots intended to fund the provision of general infrastructure; we do not believe that this is site specific infrastructure that is needed to make an application of 10 units acceptable in planning terms.

I look forward to hearing from you.

With Kind Regards,
Ellie

Ellie White MRTPI CHICM
Planning Director



The McLaren Clark Consultancy
4 Park Farm, Chichester Road, Arundel, West Sussex BN18 0AG



W: www.m-c-c.biz

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