WEST SUSSEX COUNTY COUNCIL **DATE: 17th August 2009**
INFRASTRUCTURE CONSULTATION

FROM: **Ian Gledhill** **TO:** **Adur District Council**
FAO: Hannah Barker

SUBJECT: **ADC/0289/09 - Demolition of care home and redevelopment to provide 9 flats (6 x 2-bed & 3 x 1-bed) & 5 houses (3 x 2-bed & 2 x 3-bed), 15 car and 25 bivyvle parking spaces and associated landscaping, utilising enlarged existing access.**

Elmcroft, Croft Avenue, Southwick, Brighton, West Sussex

CONSULTATION DATE: 29th July 2009

RECOMMENDATION:

Advice		**Modification**		**More Information**	
Objection		**No Objection**	X	**Refusal**	

Summary of Contributions

S106 type	Monies Due
Education - Primary	No contribution required
Education - Secondary	No contribution required
Education - 6th Form	No contribution required
Libraries	No contribution required
Waste	No contribution required
Fire & Rescue	£276
No. of Hydrants	No hydrants required
TAD	£11,280
Total Contribution	**£11,556**

This response comprises of the views of West Sussex County Council Local Development Division. The highways, archaeological, and infrastructure contribution requirements of this proposal have been considered and these views are incorporated within this response.

In summary, there would be no objection to this proposal subject to the conditions recommended within this report and the securing of the above contributions.

It is that there is an approved scheme for the redevelopment of this site for 14 flats. The current scheme still seeks to provide a total of 14 dwellings, but alters the mix to provide 9 flats and 5 houses. The internal layout is altered as a result of this. No changes are shown to the access improvement works already approved as part of ADC/0480/08, and conditions in respects of these improvements should be applied to the current application if approved.

In respects of vehicle movements, the submitted Transport Statement does indicate that the proposed residential use would be a lower traffic generator than the former care home. As such, no detriment would be anticipated in capacity terms on the local highway network.

The altered internal site layout does remove the service vehicle turning head, thus requiring a service vehicle to reverse into or out of the site. Consultations have been undertaken with the Waste Collection and Highway Authorities in regards of refuse being collection arrangements. The current scheme reflects discussions in as much as the proposed bin store is located close

to the highway edge thereby allowing refuse to be collected from the street edge rather than requiring a refuse vehicle to enter the site. Other delivery/service vehicles visiting the site would need to reverse into the site, which given the relatively short distance, this arrangement would not result in any anticipated safety issues.

A total of 15 car parking spaces are shown for the proposed dwellings. The proposed parking provision is within the WSCC Parking Standards. The Planning Authority may wish to consider the implications of this proposal upon on-street parking. 25 cycle parking spaces are shown. Details of the cycle parking facilities should be secured via condition.

There would be no highway objection to this revised proposal.

Advice has also been sought from the WSCC Senior Archaeologist and they have provided the following advice. The application site is on the eastern edge of the Southwick Conservation Area which was drawn up around the historic core of Southwick on Southwick Street. Judging by historic place-name evidence the settlement at Southwick has medieval origins and there may be the potential for encountering occupation evidence in the 'backland' area.

I recommend that a watching brief should be carried out on the excavation of foundations and services under a condition following the formula in PPG16 para 30 or Circular 11/95, Annexe A, cond. 55.

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 *ODPM Circular 05/2005 Annex B*.

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".

All TAD (Total Access Demand) contributions have been calculated in accordance with the stipulated local threshold and the methodology adopted as Supplementary Planning Guidance (SPG) in November 2003.

The calculations have been derived on the basis of an increase in 14 Net dwellings

And

The calculations have been done on the basis of an increase in an additional 7 car parking spaces.

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 2010.

d) 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, 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.

Should you require further information in relation to the calculation of the contributions, please see the breakdown of contribution calculations below.

Ian Gledhill
Local Development

CONDITIONS
C8Bi
C9Cii
C9G (changing the dimensions in (ii) to 37metres to the west and 35metres to the east)

INFORMATIVE
The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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 for houses, x 5 / 1000 for flats

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 Children, Schools and Families. It is a school building costs per pupil place as at 200/2010, updated by Royal Institute of Chartered Surveyors Building Cost Information Service All-In Tender Price Index. Each Cost multiplier is as below:

- Primary Schools- **£13,115 per child**
- Secondary Schools- **£19,762 per child**
- Sixth Form Schools- **£21,432 per child**

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:

Method 1: used for Chichester, Arun, Worthing, Adur, and Mid Sussex:
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 **£3,620** per square metre. This figure was updated by WSCC's Quantity surveyor for the 2009/2010 period.

Method 2: used for Worthing and Horsham
The adjusted population is multiplied by a locally determined cost multiplier.

Contributions = adjusted population x cost multiplier

c. Cost multiplier
The localised cost multipliers have been determined on the basis of the required amount needed for funding particular library service by the population catchment.

- Horsham- £114 per person
- Crawley- £83.3 per person

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): £13 per person

Northern Division (Horsham, Crawley, Mid Sussex): £50 per person

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

4. TAD- Total Access Demand

The methodology is based on total access to and from a development. An **Infrastructure Contribution** is required in respect of each occupant or employee provided with a parking space, as they would be more likely to use the road infrastructure. The **Sustainable Transport Contribution** is required in respect of each occupant or employee not provided with a parking space which would be likely to rely on sustainable transport.

TAD = Infrastructure contribution + Sustainable Transport contribution

a) Infrastructure Contribution

Contributions for Infrastructure are determined by the net increase in car parking spaces, multiplied by WSCC's estimated cost of providing transport infrastructure per vehicle- Infrastructure cost multiplier. The Infrastructure cost multiplier as at 2008/2009 is £800 per parking space.

Infrastructure contributions = Car parking spaces x Cost multiplier.

b) Sustainable Transport Contribution

This is derived from the net car parking increase subtracted from the projected increase in occupancy of the development. The sustainable transport contribution increases where the population is greater than the parking provided. The sustainable transport figure is then multiplied by County Council's estimated costs of providing sustainable transport infrastructure cost multiplier (£400).

Sustainable transport contr. = (net car parking – occupancy) x 400

Note: occupancy is determined by projected rates per dwelling and projected people per commercial floorspace as determined by WSCC.