



Mr R Crawford
Development Manager
Hastings Borough Council
Aquila House
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Hastings
TN34 3UY

7 April 2015

Dear Mr Crawford

**Development contributions towards County Council service infrastructure
Planning application HS/15/00168 – Development of up to 210 dwellings at,
Former St Leonards Academy Darwell Campus, Darwell Close, St Leonards-on-
Sea.**

Thank you for inviting comments on the above planning application.

Without prejudice to any other representations of the County Council, I am writing to advise you regarding the requirements for contributions from development proposed by the above planning application towards the provision of additional County Council service infrastructure other than highways and transport.

Having regard to; a) the policies within the adopted Hastings Local Plan: The Hastings Planning Strategy, February 2014; b) the County Council's adopted Supplementary Planning Guidance, "A New Approach to Development Contributions" (the SPG); and, c) the Community Infrastructure Levy Regulations 2010 - as amended (the CIL Regs) and the National Planning Policy Framework (the NPPF), my advice is as follows:

SUMMARY

SERVICE	CONTRIBUTIONS (E ESTIMATED)
Education	
Early Years	£184,900
Primary School	£660,060
Library	£55,230
Rights of Way	£5,040

Thus, I estimate the financial contributions required from the proposed development would amount to £905,230.



DETAILS

1. Education Infrastructure

1.1 Early Years Education

The Director of Children's Services advises that the proposed development would exacerbate a forecast shortfall in early years provision. This development should therefore contribute towards the costs of providing additional early years places in permanent buildings to accommodate the number of additional children it would be expected to generate ¹.

Contribution towards Early Years provision

With reference to the SPG, I am able to confirm that the proposed development should contribute towards the costs of providing additional early years capacity and that the contribution may be estimated as follows:

190 No. houses x £958 per house ① =	£ 182,020
20 No. flats x £144 per flat ① =	£ 2,880
Total	<u>£184,900</u>

① The County Council's development contributions multipliers for houses and flats towards early years education capacity as at 2014/15 (updated wef January 2015) which includes a 30% reduction required to negate a 30% rounding up of the contribution costs in the SPG

1.2 Primary school provision

The Director of Children's Services advises that the proposed development would exacerbate a forecast shortfall of permanent places in the relevant primary schools. This development should therefore contribute towards the costs of providing additional primary school places in permanent buildings to accommodate the number of additional primary school pupils it would be expected to generate ².

Contribution towards Primary School provision

With reference to the SPG, I am able to confirm that the proposed development should contribute towards the costs of providing additional primary school capacity and that the contribution may be estimated as follows:

190 No. houses x £3,420 per house ① =	£ 649,800
20 No. flats x £513 per flat ① =	£ 10,260
Total	<u>£660,060</u>

Notes:

② The County Council's development contributions multipliers for houses towards the costs of additional permanent primary school capacity as at 2014/15 (updated wef January 2015).

¹ See 24 March 2015 early years development contributions assessment form - enclosed

² See 24 March 2015 primary and secondary education development contributions assessment form - enclosed

1.3 Secondary school provision

The local secondary schools would be capable of accommodating the number of additional pupils aged 11 to 16 years old and students aged 16 to 18 that would be generated by the proposed development.

Accordingly, I can confirm that there would be no need for the proposed development to contribute towards the costs of providing additional secondary school capacity³.

2. **Library Infrastructure**

The Assistant Director Communities advises that Hastings Library, as it exists, would not be able to accommodate the additional demands that would arise from the proposed development for the more flexible type of library and information services that the County's library service is increasingly providing to meet changing needs.

Contribution towards additional library provision

With reference to the SPG, I am able to confirm that the proposed development should contribute towards the costs of providing additional library provision in the Hastings area and that the contribution may be estimated as follows:

210 dwellings x £263 per dwelling^③ = £55,230

Note:

③ The County Council's library infrastructure development contributions multiplier per dwelling as at 2014/15 (updated wef January 2015).

3. **Rights of Way**

The proposed development would give rise to additional pressure on the use of the local rights of way and should therefore contribute a financial contribution towards the costs of improving the rights of way network in the St Leonards-on-Sea area.

Contribution towards rights of way provision

With reference to the SPG, the contribution that would be required from the Proposed Development towards rights of way improvements in the St Leonards on Sea area may be estimated as follows:

210 dwellings x £24 per dwelling^④ = £5,040

Note:

④ The County Council's development contributions multiplier per dwelling for provision of rights of way improvements as at 2014/15 (updated wef January 2015).

³ See 24 March 2015 primary and secondary education development contributions assessment form – enclosed

4. Other County Council Infrastructure

The consultation response, from the County Council's Transport Development Control Team, on the full range of highways and transport infrastructure issues that would arise in relation to the proposed development will arrive with you shortly.

5. The CIL Regs and the NPPF

With reference to the statutory tests introduced by Regulation 122 and paragraphs 203 and 204 of the NPPF, the information set out above is intended to establish that planning obligations for all the contributions sought by the County Council are;

- (a) necessary to make the proposed development acceptable in planning terms;
- (b) directly related to the proposed development; and,
- (c) fairly and reasonably related to the proposed development in scale and kind.

6. Deed of planning obligations

As a deed of planning obligations would be required to ensure the Proposed Development does not commence before the payment of the necessary financial contribution, the proposed development should reimburse the County Council's reasonable legal costs incurred in preparing the deed.

The deed should provide for the payment agreed financial contributions either on commencement or at appropriate stages of the proposed development. The deed should also programme the provision of agreed infrastructure in relation to implementation of the proposed development.

To reflect changing costs, the deed should include arrangements for review of the financial contributions by reference to the date individual payments become due and, to cover the possibility payments might be delayed, the deed should also provide for payment of interest on the amounts payable from the date payments become due to the dates payments are actually made.

Experience suggests that where the need for indexation of and interest on financial contributions from development towards the costs of providing public service infrastructure is not specifically reported to planning committees, applicants may decline to agree to such provisions being included in the deed itself.

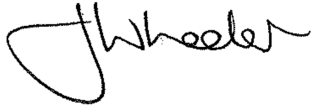
7. Validity

This consultation response is valid for the period of eighty four (84) days commencing on the date of this letter.

If the subject planning application has not been determined within eighty four (84) days of the date of this letter, I will be happy to review the position and to provide you with updated advice on the requirements for contributions from the proposed development towards the provision of additional County Council service infrastructure, other than highways and transport.

Should you require any further information or assistance regarding the needs for contributions towards the provision of County services infrastructure, other than highways and transport, please let me know.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jon Wheeler'. The signature is fluid and cursive, with the first letter 'J' being particularly large and stylized.

Jon Wheeler

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Enc.