



A New Approach to Development Contributions

**Interim Supplementary
Planning Guidance on
Development Contributions
Towards East Sussex
County Council
Infrastructure and Facilities**

**Updated Information
on Stress Areas and
Contribution Costs -
2011**



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Introduction

In adopting “A New Approach to Development Contributions” as Supplementary Planning Guidance (the SPG), to the adopted Structure Plan for the county, the County Council recognised it would be necessary to regularly review the guidance to incorporate up-to-date information.

“A New Approach to Development Contributions - Interim Supplementary Planning Guidance on Development Contributions towards East Sussex County Council Infrastructure and Facilities Updated Information on Stress Areas and Contribution Costs - 2011” (this Document) is the product of the seventh of those regular reviews.

This document was approved by the Council's Lead Cabinet Member for Transport & Environment on 22 March 2011 on behalf of the Cabinet and it is applicable to planning applications with effect from April 2011.

The purpose of this document

The SPG provides a guide to the needs for and level of contributions likely to be sought from development towards East Sussex County Council infrastructure provision having regard to changes in the demands for services, including additional demands generated by development, and the capacity of existing facilities.

This document updates some of the guidance provided by the SPG by highlighting actual and anticipated changes in levels of demands for services and identifying increased costs of infrastructure and facilities, so that they may be taken into account in considering needs for contributions from development towards additional provision.

However, since those parts of the SPG that are not changed by this Document remain applicable, it is important to read this Document in conjunction with the SPG.

Education:

PART 1 – Early years provision

While the SPG states that needs for development contributions will be guided by the Early Years Development and Childcare Partnership Strategic implementation Plan (paragraph 4.2.8), the County Council has had to change its approach to reflect the provisions of the Childcare Act 2006.

With effect from April 2008, the Childcare Act 2006 introduced new statutory duties for the Council to:

- a) secure the provision of sufficient childcare to meet the requirements of parents in its area; and,
- b) secure that early years provision (of types and for periods prescribed) is available free of charge for each child aged 3-4 years of age in their area; and,
- c) publish Childcare Sufficiency Assessments.

Having regard to these new statutory duties needs for development contributions towards early years provision including the requirement to provide parents with sufficient choice and flexibility have been guided by the Childcare Sufficiency Assessments published by the Council since April 2008.

Providing parents with sufficient choice and flexibility is an important aspect of the new statutory duties outlined above. Needs for development contributions will, therefore, continue to be judged by reference to the 80% guideline (see paragraph 4.2.9 of the SPG) as well as the Early Years and Childcare Sufficiency Assessments.

Please note: With effect from 1 September 2010, the entitlement to ‘free of charge’ early years provision for 3-4 year olds increased to 15 hours per week¹. The requirements for choice and

¹ The Local Authority (Duty to Secure Early Years Provision Free of Charge) (Amendment) Regulations 2010 (S.I. 2010/301)

flexibility are set out on the revised 'Code of Practice for Local Authorities on Delivery of Free Early Years Provision for 3 & 4 year olds' which was published in September. The assessment of the needs for development contributions will have to take account of these changes.

PART 2 – Education provision other than for early years

Stress Areas

The SPG includes contextual information in the form of commentaries for each of the district and borough areas. These brief overviews were based on forecasts of pupil numbers and local plan proposals for housing development dating from 2003. They focussed particularly on proposals expected to generate significant numbers of additional children and would, therefore, be likely to affect demand for school places.

In practice, the Council now uses a revised method of forecasting pupil numbers for the relevant Primary and Secondary Community Areas to assess needs for contributions from development proposals towards additional school provision (the Assessment Process) on a case by case basis. With regard to paragraphs 2.2 to 2.9 of the SPG, these assessments² determine whether the development proposals concerned would either be within existing Stress Areas or give rise to new Stress Areas.

The following updated versions of the commentaries are, therefore, provided for information only.

EASTBOURNE

Primary Schools

Many of the primary schools in the area are operating at or close to their full capacities and, given recent rises in births in Eastbourne there is likely to be increasing pressure on primary school places in most areas of the town. The Council is consulting on proposals to:

- amalgamate Hampden Park Infant School and Highfield Junior School to create a new two form entry all-through primary school.
- increase the size of The Haven CE/Methodist Primary School from one form of entry to two forms of entry.

The Council is investigating further options for providing additional places in the town to address the increase in pupil numbers.

Secondary Schools

Three of the five secondary schools in the area are operating at or close to their full capacities. In September 2010, one of the two remaining schools, Eastbourne Technology College, was replaced by The Eastbourne Academy.

Local Development Framework Proposals

Through its LDF process, Eastbourne Borough Council is currently proposing that 240 new homes on average are built each year in Eastbourne between 2006 and 2026. The Council is working with Eastbourne Borough Council to ensure sufficient primary and secondary school places are available or will be provided in relation to new housing proposals in the long term.

HASTINGS

Primary Schools

While there are currently a number of schools with significant surplus places, recent rises in births in Hastings mean that there is likely to be increasing pressure on primary school places in coming

² The assessment process is further described under the sub-heading Development Contributions Assessments (below).

years in many areas of the town. The Council is investigating how it can provide additional places in the town to address the expected increase in pupil numbers.

Secondary Schools

Two of the five secondary schools in Hastings are operating at or close to their full capacities. However, the other three have significant numbers of places available. From 2011/12 these schools are being replaced with two new academies, which will help to significantly reduce the level of surplus places in the medium to longer term.

Local Development Framework Proposals

Through its LDF process, Hastings Borough Council is currently proposing that 210 new homes on average are built each year in Hastings between 2006 and 2026. The Council is working with Hastings Borough Council to ensure sufficient primary and secondary school places are available or will be provided in relation to new housing proposals in the long term.

LEWES

Primary schools

Although places are available in parts of the District, many primary schools in rural areas continue to operate at or close to their full capacities. In Seaford, the Council is provided significant improvements to the accommodation at Chyngton Primary School and Cradle Hill Community Primary School in 2010, enabling removal of temporary classrooms from both schools.

Secondary schools

Generally the secondary schools in the District remain fairly full although numbers are currently significantly below capacity at Ringmer Community College, Tideway Community School and Seaford Head Community College. Seaford Head is currently extending its PE/Sport and Well-being provision for both its students and the wider community by the addition of a new sports hall

Local Development Framework Proposals

Lewes District Council is currently working to produce its LDF which will include significant new housing allocations to meet the South East Plan requirement for 220 new homes on average to be built each year in Lewes District during the period 2006 to 2026. The Council is liaising with Lewes District Council to ensure sufficient primary and secondary school places are available or will be provided in relation to new housing proposals in the long term.

ROTHER

Primary schools

Although a number of places are available across the District, many schools continue to operate at or close to their full capacities. In Bexhill in particular there is likely to be a shortfall in primary places in the near future. The Council is currently investigating how it can provide additional places in the town to address the expected increase in pupil numbers.

Secondary schools

Claverham Community College in Battle, Bexhill High School and St Richard's Catholic College in Bexhill are currently operating above capacity.

Bexhill High School reopened in new buildings at Gunter's Lane in autumn 2010.

Local Development Framework Proposals

Rother District Council is producing its LDF, which will include significant new housing allocations to meet the South East Plan requirement for 280 new homes on average to be built each year in Rother District during the period 2006 to 2026. The Council is working with Rother District Council to ensure sufficient primary and secondary school places are available or will be provided in relation to other new housing proposals in the long term.

WEALDEN

Primary schools

Although places are available across the District, many primary schools particularly in rural areas, continue to operate at or close to their full capacities.

Shortages of primary places are anticipated in a number of rural areas as well in the medium or longer term at Hailsham, Polegate and Willingdon, Stone Cross and Uckfield. The Council will develop detailed proposals to address the shortfall of places in these areas in accordance with the timing of the emergence of these needs.

Secondary schools

Four of the six secondary schools in the District are operating at or close to their full capacities. The Council has identified the need for additional secondary capacity at Hailsham, Uckfield and Willingdon and will develop more detailed proposals to address the shortfall of places in accordance with the timing of the emergence of these needs.

Local Development Framework Proposals

Wealden District Council's LDF proposals envisage the development of 9,600 new homes during the period 2006 to 2030, 400 per annum on average. The Council is working with Wealden District Council to ensure sufficient primary and secondary school places are available or will be provided in relation to other new housing proposals in the long term.

Development Contributions Assessment

The need for developments to contribute towards the provision of primary and secondary school places is assessed on a case by case basis, using the most up to date pupil forecast data available at the time the assessment is undertaken.

Forecasts of pupil numbers:

In conjunction with the re-designation of the Council, as the Children's Services Authority for the area, the statutory requirement to produce a School Organisation Plan (SOP) was removed. However, since the Council is still required to plan effectively for school organisation, it regularly updates its forecasts of pupil numbers for the areas identified for the purposes of managing admissions to schools (the Community Areas).

Community Areas:

The Community Areas for secondary schools, including the areas where adjoining Community Areas overlap, are mapped at Appendix 4 of the SPG.

In most cases the Community Areas for primary schools are subdivisions of the relevant Community Area for secondary schools.

Both the primary and the secondary Community Areas are defined in the latest edition of the Council's School Admissions Booklet which may be downloaded from:

<http://esccwebsite/search/search.aspx?tQ=School+Admissions+Booklet&x=11&y=7>

The Assessment Process:

By comparing the latest baseline forecasts of pupil numbers for the relevant Primary and Secondary Community Areas with the numbers of pupils expected to arise from individual development proposals, it is possible to determine whether the development concerned would create or aggravate stress with regard to admissions to the relevant schools. If so, this would justify an appropriate contribution from the development towards providing the additional school capacity that would be required to accommodate its needs.

Variations from the Community Areas used for managing admissions:

For the purposes of the Assessment Process, two of the larger Community Areas have been subdivided into smaller areas around clusters of schools. This subdivision more accurately reflects reality as it helps exclude from assessment schools in these large towns that are a long walking distance away from new development proposals. For the time being, the variations from the Admission based Community Areas are as follows:

- The Eastbourne/Polegate/Willingdon Primary Community Area has been split into 5 areas – West, Central South, Central North, East and Polegate & Willingdon.
- The Hastings/St Leonard's Primary Community Area has been split into 4 areas – South Western, North Western, South Eastern and North Eastern.

In addition, the overlapping Primary Community Areas in Peacehaven have been combined to create a Peacehaven Primary Community Area for assessment purposes. This contains all schools in the area, including Peacehaven Infant School.

The Assessment Process guidelines are available on request.

PART 3 – Contribution Costs

The SPG includes calculations of development contributions based on school building costs per pupil place (the School Building Cost Multipliers) published by the Department for Education and Skills [now renamed the Department for Education (the DfE)] for the year 2003/04.

The latest School Building Cost Multipliers published by the DfE relate to 2008/09. The contribution costs applicable from April 2011³ are, therefore, determined by indexing the 2008/09 School Building Cost Multipliers, as follows:

The latest School Building Cost Multipliers published by the former Department for Children, Schools and Families (DCSF) relate to 2008/09. The contribution costs applicable from April 2010⁴ are, therefore, determined by indexing the 2008/09 School Building Cost Multipliers, as follows:

Nursery Provision

The required contributions are: -

- New early years education provisions:
£1,213 per house and £182 per two or more bedroom flat⁵
- All other types of nursery education place:
£207 per house and £31 per two or more bedroom flat⁶

³ The DfE uses the school building cost multipliers to inform its Basic Need funding allocations. The multipliers are, therefore, updated to suit the funding allocations process. While the DfE advises its funding allocations process has not required updating of the construction cost multipliers since 2008/09 the location factors were updated in January 2009. The County Council considers, therefore, that the contribution costs applicable from April 2011 should reflect the DfE's latest location factors and changes in construction costs since 2008/09.

⁴ The DfE uses the school building cost multipliers to inform its Basic Need funding allocations. The multipliers are, therefore, updated to suit the funding allocations process. While the DfE advises its funding allocations process has not required updating of the construction cost multipliers since 2008/09 the location factors were updated in January 2009. The County Council considers, therefore, that the contribution costs applicable from April 2011 should reflect the DfE's latest location factors and changes in construction costs since 2008/09.

⁵ These are produced by; a) updating the DCSF 2008/09 building costs multiplier per pupil place for 4 to 11 year olds by reference to; i) DfE's January 2009 location factor for East Sussex; and, ii) the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the 4th quarter of 2008 and the 2nd quarter of 2011, as published in January 2011, i.e. $£13,238 \times 220$ (BCIS All-in TPI for Q2 2011) \div 240 (BCIS All-in TPI for Q4 2008) [= £12,134]; then, b) multiplying by the pupil products per dwelling type: 0.1 pupils per house and 0.015 pupils per two or more bedroom flat, i.e. $£12,134 \times 0.1 = £1,213$ and $£12,134 \times 0.015 = £182$.

⁶ The required contribution amounts published in the SPG were produced by multiplying the DfE 2003/04 Neighbourhood Nursery Initiative capital contribution cost per pupil place (the NNI figure), £1,866 per pupil place, by the pupil products per dwelling type: 0.1 children per house or 0.015 children per two or more bedroom flat. Since the NNI figure for 2010/11 has not been assessed, these 2010/11 contribution amounts are derived from the 2003/04

Primary school provision at existing schools (for pupils aged 4-11)

The required contributions are: -

- £3,034 per house and £455 per two or more bedroom flat⁷

Secondary school provision at existing schools (for pupils aged 11-16)

The required contributions are:-

- £3,200 per house and £480 per two or more bedroom flat⁸.

*Sixth form provision in secondary schools at existing schools (for pupils aged 16-18)*⁹

The required contributions are: -

- £595 per house and £89 per two or more bedroom flat¹⁰.

Special needs provision at existing schools

The required contributions are: -

- £183 per house and £27 per two or more bedroom flat¹¹

Youth facilities and programmes

The required contributions are: -

- £3,200 per house and £480 per two or more bedroom flat¹²

NNI figure by reference to the BCIS All-in TPI for the 2nd quarter of 2003 and the 2nd quarter of 2011, as published in January 2011, i.e. $\text{£}1,866 \times 220$ (BCIS All-in TPI for Q2 2011) \div 198 (BCIS All-in TPI for Q2 2003) [= £2,073] multiplied by the pupil products per dwelling type: 0.1 pupils per house and 0.015 pupils per two or more bedroom flat, i.e. $\text{£}2,073 \times 0.1 = \text{£}207$ and $\text{£}2,073 \times 0.015 = \text{£}31$.

⁷ These are produced by; a) updating the DCSF 2008/09 building costs multiplier per pupil place for 4 to 11 year olds by reference to; i) DfE's January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2011, as published in January 2011, i.e. $\text{£}13,238 \times 220$ (BCIS All-in TPI for Q2 2011) \div 240 (BCIS All-in TPI for Q4 2008) [= £12,134]; then, b) multiplying by the pupil products per dwelling type: 0.25 pupils per house and 0.0375 pupils per two or more bedroom flat, i.e. $\text{£}12,134 \times 0.25 = \text{£}3,034$ and $\text{£}12,134 \times 0.0375 = \text{£}455$.

⁸ These are produced by; a) updating the DCSF 2008/09 building costs multiplier per pupil place for 11 to 16 year olds by reference to; i) DfE January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2011, as published in January 2011, i.e. $\text{£}19,947 \times 220$ (BCIS All-in TPI for Q2 2011) \div 240 (BCIS All-in TPI for Q4 2008) [= £18,284]; then, b) multiplying by the pupil products per dwelling type; 0.175 pupils per house, and 0.02625 pupils per two or more bedroom flat, i.e. $\text{£}18,284 \times 0.175 = \text{£}3,200$ and $\text{£}18,284 \times 0.02625 = \text{£}480$.

⁹ These requirements only apply to the expansion of sixth form provision in existing schools. For other Further Education requirements, please refer to the Sussex Learning and Skills Council (see Appendix 1 of the SPG).

¹⁰ These are produced by; a) updating the DCSF 2008/09 building costs multiplier per pupil place for 16 to 18 year olds by reference to; i) DfE's January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2011, as published in January 2011, i.e. $\text{£}21,632 \times 220$ (BCIS All-in TPI for Q2 2011) \div 240 (BCIS All-in TPI for Q4 2008) [= £19,830]; then, b) multiplying by the pupil products per dwelling type; of 0.03 pupils per house and 0.0045 pupils per two or more bedroom flat, i.e. $\text{£}19,830 \times 0.03 = \text{£}595$ and $\text{£}19,830 \times 0.0045 = \text{£}89$.

¹¹ These are produced by; a) updating the DCSF 2008/09 building costs multiplier per pupil place by reference to; i) DfE's January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2011, as published in January 2011, i.e. $\text{£}19,947 \times 220$ (BCIS All-in TPI for Q2 2011) \div 240 (BCIS All-in TPI for Q4 2008) [= £18,284]; then, b) multiplying by the pupil products per dwelling type; 0.01 pupils per house, and 0.0015 pupils per two or more bedroom flat, i.e. $\text{£}18,284 \times 0.01 = \text{£}175$ and $\text{£}18,284 \times 0.0015 = \text{£}27$.

¹² These are produced by ; a) updating the DCSF 2008/09 building costs multiplier per pupil place, by reference to; i) DfE's January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2011, as published in January 2011, i.e. $\text{£}19,947 \times 220$ (BCIS All-in TPI for Q2 2010) \div 240 (BCIS All-in TPI for Q4 2008) [= £18,284]; then, b) multiplying by the young people products per dwelling type; 0.175 young

New Facilities

The SPG indicates (at paragraph 4.2.15) that the costs of new facilities, such as a new school, will be guided by the most up to date example and relevant DCSF guidelines.

Review of Costs

Since development should bear the full cost of education facilities needed to support it, the County Council is currently reviewing the actual costs of its school building projects relative to the school building cost multipliers.

Table 1

Example education development contributions requirements: A development of 20 dwellings comprising 10 x houses; 5 x one bed flats and 5 x two bed flats in a nursery primary, secondary, sixth form, special needs and youth facility stress areas						
Dwelling Numbers by type	Nursery School	Primary School	Secondary School	Sixth Form (Secondary School)	Special Needs	Youth Facility
10 houses	10 x £207 = £2,070	10 x £3,034 = £30,340	10 x £3,200 = £32,000	N/A	N/A	N/A
5 two bedroom flats	5 x £31 = £155	5 x £455 = £2,275	5 x £480 = £2,400	N/A	N/A	N/A
5 one bedroom flats	N A	N A	N A	N/A	N/A	N/A
Sub totals	£2,225	£32,615	£34,400			
Total education cost						
Nursery education	£2,225					
Primary school	£32,615					
Secondary school	£34,400					
TOTAL	£69,240					
NOTES: a) the above figures do not include the costs of providing any required land or substantial enhancement of outdoor playing facilities.						
b) N/A = Not applicable because development is below threshold for relevant education facility and/or dwelling type is excluded from requirements						

people per house, and 0.0265 young people per two or more bedroom flat, i.e. £18,284 x 0.175 = £3,200 and £17,464 x 0.02625 = £480.

Libraries:

Stress Areas

The SPG identifies and briefly describes various stresses relating to library provision.

The following information is intended to clarify and bring the SPG up to date with regard to the library provision.

EASTBOURNE

Eastbourne Library:

A Central Library

The library is well located and very busy but does not meet the County Council's floor space standard. Refurbishment works on the ground floor and first floor have recently been completed.

Hampden Park Library:

A Community Library

The library is reasonably well located relative to shops, community facilities and the railway station.

Although the accommodation does not meet the County Council's floor space standard the library is currently meeting the needs of the local community.

Langney Library:

A Community Library

The library is located in a busy shopping centre but its accommodation is cramped and does not meet the County Council's floor space standard. There may be an opportunity to increase the floor space in the future.

Eastbourne area summary

The County Council is investigating the potential to improve library provision in the Langney area.

HASTINGS

Hastings Library (including Hastings Children's Library – a separate building):

A Central Library

The buildings are situated towards the edge of the town centre and do not meet the County Council's floor space standard in relation to the population they serve.

While the reference library was recently refurbished, Hastings Library is included in the County Council's Capital Programme.

Hollington Library and Ore Library:

Community Libraries

These libraries have also been refitted recently.

While the services delivered through both libraries are meeting the needs of their local communities, neither building meets the County Council's floor space standard.

Villages:

Mobile Libraries

The outlying areas that do not have built libraries continue to be served by mobile libraries.

Hastings area summary

Improving library provision in Hastings is a high priority for the County Council.

LEWES

Lewes Library:

A Town Library

The library relocated to new, purpose built, premises building, a short way away from the town's main shopping area, in August 2005.

Since the new building is designed to be extended to the rear, the need to enlarge the facilities will be kept under review.

Newhaven Library:

A Community Library

Although the library is well located, the building does not satisfy the County Council's floor space standard for the population of the area it serves.

A new library for Newhaven is included in the County Council's Capital Programme.

Peacehaven:

A Town Library

The library is located close to the secondary school in the Meridian Centre.

While the building provides enough floor space, relocation may become appropriate in relation to changing patterns of use of the shopping centre.

Ringmer Library:

A Neighbourhood Library

The library occupies a room in the village hall and does not satisfy the County Council's floor space standard for the population of the area it serves.

Seaford Town Library:

A Town Library

The library is well located and, although it was recently improved, it does not satisfy the County Council's floor space standard, nor is it meeting the needs of the local community

A bid to the Capital Programme has recently been successful and a new library, day centre and registered social housing are planned for the Warwick House site.

Villages:

Mobile Libraries

Many of the villages without built libraries continue to be served by mobile libraries.

Lewes area summary

Opportunities to improve the library facilities serving Lewes, Newhaven, Ringmer and Seaford would be considered.

ROTHER

Battle Library:

A Town Library

The building is well located in the town's shopping area.

However, as the library does not meet the County Council's floor space standard, improved facilities would be required to accommodate additional needs generated by the housing development planned for the town.

Bexhill Library:

A Central Library

Although the library is in the centre of the town, services are limited because the building does not meet the County Council's floor space standard. The ground floor has recently been

extensively refurbished with a new shop front entrance, the installation of self service facilities, disabled access toilet facility and modern interior fittings and furniture.

Additional floor space would be required to accommodate increased demands for library services arising from the housing development planned for the north-east of the town.

Rye Library:

A Town Library

The new Rye Library opened in January 2011.

The County Council is now working in partnership with Rother District Council to provide a library and community help point.

Villages:

Mobile Libraries

Many of the villages do not have built libraries and continue to be served by mobile libraries.

Rother area summary

Options for improving library provision in Rye are a priority for the Council.

WEALDEN

Crow borough Library:

A Town Library

Although the building is modern and quite conveniently located, the library does not meet the County Council's floor space standard in relation to the population it serves.

There may be an opportunity to increase the floor space in the future.

Forest Row Library:

A Neighbourhood Library

The library is reasonably well located in the community centre but does not meet the County Council's floor space standard in relation to its catchment population.

There may be an opportunity to increase the floor space in the future.

Hailsham Library:

A Town Library

This library was recently refurbished.

The building, however, does not meet the County Council's floor space standard and improved facilities would be required to accommodate additional needs that would arise from the housing development planned in the Hailsham area and at Polegate.

Heathfield Library:

A Town Library

The library is conveniently located in the centre of the town.

While the building was refurbished in 2006, it does not meet the County Council's floor space standard.

Mayfield Library:

A Neighbourhood Library

The library is accommodated in the primary school away from the village centre.

It does not satisfy the County Council's floor space standard for the population of the area it serves and, consequently, offers only a limited service.

Pevensey Bay Library:

A Community Library

The library falls short of the County Council's floor space standard.

Polegate Library:
A Community Library

While the library is remote from the town centre and much of the catchment population, the building meets the County Council's floor space standard and is well used by the nearby schools. Additional capacity would be required to accommodate additional needs generated by the housing development planned for the area.

Uckfield Town Library:
A Town Library

The library is close to the shopping area and, although the building does not meet the County Council's floor space standard, it is broadly satisfactory.

Improved facilities would be required to accommodate additional needs arising from housing development around Uckfield as a result of current planning applications for large scale housing development or the forthcoming Wealden Local Development Framework. However, the library could be enlarged.

Villages:
Mobile Libraries

Many of the villages do not have built libraries and continue to be served by mobile libraries.

Wadhurst Library:
A Neighbourhood Library

The new Wadhurst Library opened in January 2010.

Willingdon Library:
A Community Library

The building does not satisfy the County Council's floor space standard.

Wealden area summary

Options for providing improved library facilities at Hailsham in relation to plans for housing development in and around the town and at Polegate are under review. Work to improve Wadhurst library provision is in progress.

The potential for improving library provision in Crowborough is also under consideration.

Library Contribution Costs

The SPG quantifies contribution requirements by reference to the County Council's floor space standards for library provision, costs of construction and initial stocking, including ICT equipment, as at 2003/04.

Based on the uniform floor space standard of 32 square metres of floor space per 1,000 population, and current costs of provision, the contribution requirement applicable during the year commencing 1 April 2011 is £233 per dwelling¹³.

¹³ The County Council's assessment of the costs of providing library infrastructure as at 2005/06, based on the replacement Lewes Library project, amounted to £3,456 per sq metre of library floorspace (comprising construction costs of £2,156 per sq metre plus the initial stock of books and ICT equipment etc. at a cost of £1,300 per sq metre).

As the County Council has not commissioned any library building projects since 2005/06, this 2007/08 contribution amount is derived from the above assessment of 2005/06 costs by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2005 and 2010, as published in January 2011, i.e. £3,456 x 220 (BCIS All-in TPI for Q2 2011) ÷ 228 (BCIS All-in TPI for Q2 2005) [= £3,198] multiplied by the library floorspace requirement per new dwelling; 0.07 sq metres, i.e. £3,335 x 0.07 = £233.

Local Sustainable Accessibility

Local Sustainable Accessibility Improvement Contributions (LSAICs)

Contribution Costs

The contribution costs in the Local Sustainable Accessibility Improvement Contributions (LSAICs) methodology addendum to the SPG were originally based on;

- a) the indicative integrated transport funding settlements that were detailed by the Government Office for the South East in its December 2002 letter to the County Council.
- b) the housing requirement set by the East Sussex and Brighton & Hove Structure Plan 1991 – 2011 (the Structure Plan).

The original LSAIC costs reflected the integrated transport funding settlements for the period ending March 2006. Since then, LSAIC costs have been revised annually to reflect the integrated transport funding settlements for their respective years. However, as a result of the Comprehensive Spending Review 2010, the 2011/12 integrated transport funding settlement set out in the Government Office for the South East's December 2010 letter to the County Council was arbitrarily reduced for economic reasons.

Given the 2011/12 integrated transport funding settlement was reduced for economic reasons, and having regard to uncertainties around the status of the housing requirements in the South East Plan and proposals set out in the Localism Bill 2010, the LSAIC costs for 2011/12 will:

- Be considered at the 2010/11 levels on a case by case basis.
- Be sought where there is a rigorous justification.

On that basis, the LSAIC costs applicable to residential development during the period 2011/12 are as set out in Table 2 (below):

Table 2

Local Sustainable Accessibility Improvement Contributions matrix for residential development:				
Development type	Accessibility Zone¹⁴			
	Zone 1	Zone 2	Zone 3	Zone 4¹⁵
Flat/maisonette	£350	£700	£1,050	£1,400
Small house (1 & 2 bedrooms) & Affordable Housing	£350	£700	£1,050	£1,400
Medium house (3 & 4 bedrooms)	£610	£1,230	£1,840	£2,460
Large house (5 or more bedrooms)	£880	£1,760	£2,630	£3,510
Sheltered accommodation (units)	£90	£170	£260	£350
Residential hostel (bed space)	£40	£80	£130	£170

¹⁴ These "Accessibility Zones" are the same as the "Zones for Parking Standards" identified by maps included in the County Council's adopted SPG on "Parking Standards at Development", (February 2002) and reproduced in Appendix 2 of the adopted LSAIC methodology.

¹⁵ Zone 4 includes rural areas and any other settlements not specifically covered by an Accessibility Zoning map

Table 3

Example Local Sustainable Accessibility Improvement Contributions:

Proposed development of 10 flats, 5 small houses and 5 medium houses in Zone 3

Flats (10 x £1,050) = £ 10,500

Small houses (5 x £1,050) = £ 5,250

Medium houses (5 x £1,840) = £ 9,200

Total £24,950

Environment, Countryside Management and Rights of Way

Environment, countryside management and rights of way Stress Areas

The assessment set out in the SPG of stresses and associated problems affecting the rights of way network is unchanged.

Rights of way contribution costs

The SPG quantifies contribution requirements by reference to the costs of upgrading the rights of way network as at July 2003.

By indexing that cost base, the cost multiplier applicable during the year commencing 1 April 2011 is £22 per dwelling¹⁶.

¹⁶ This 2008/09 contribution amount is derived from the 2003/04 estimated cost of upgrading the rights of way network (£4.2m) and the number of households in East Sussex (215,000) by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2010 - as published in January 2011, i.e. $\text{£4.2m} \div 215,000 \text{ dwellings} \times 220 \text{ (BCIS All-in TPI for Q2 2011)} \div 198 \text{ (BCIS All-in TPI for Q2 2003)} = \text{£22 per dwelling}$.

Waste Management & Recycling

Waste management & recycling Stress Areas

The SPG identifies and briefly describes stresses relating to the County Council's household waste recycling sites.

The following information is intended to clarify and bring the SPG up to date with regard to the provision of household waste and recycling facilities.

Details of the sites are published at:

<http://www.eastsussex.gov.uk/environment/rubbishandrecycling/recyclingsites/wastesites.htm>

Particulars of the County Council's Integrated Waste Management Services contractual arrangements with Onyx (now Veolia) are published at:

<http://www.eastsussex.gov.uk/search/search.aspx?tQ=integrated+wate+management+contract&x=5&y=7>

EASTBOURNE

A new household waste recycle site in Eastbourne is required. Since it has not been possible to find a new site, the layout of the existing site, off St Philip's Avenue, has been improved with additional containers provided for recycling and residual waste.

Options for resolving queuing issues at busy times are being appraised and, subject to the availability of funding, the preferred option will be considered for implementation in 2011/12. The site is operating at its full capacity and any new housing in Eastbourne and the surrounding area will increase pressure on the facilities.

HASTINGS

The Waste Transfer Site at Pebsham will be extended to accommodate a new household waste recycling site to replace the existing Freshfields site. The Council's Integrated Waste Management Services Contractor has secured planning permission for the replacement site which is programmed to become operational in 2012/13.

While the existing Freshfields site has been partly refurbished to accommodate 30m³ containers during 2007/08, no other works are planned.

LEWES

Lewes District is served by household waste recycling sites at Lewes, Newhaven and Seaford.

Lewes:

Having been partly remodelled to upgrade and accommodate 30m³ containers, the facilities at Ham Lane is operating at full capacity. For time to time, however, there are problems with access and queuing to the site.

Newhaven:

While the Lewes Road site is capable of meeting existing demands, it has planning permission for the period to 2010/11 only.

The planning application for the development of a replacement site at New Road, Newhaven, is expected to be granted shortly. Following that, the Council will manage a programme of construction with a view to the new site becoming operational in 2011/12.

Seaford:

Having recently been redesigned and upgraded to accommodate 30m³ containers, the facilities off Cradle Hill Road are capable of meeting existing demands.

However, there have been issues with queuing and options for resolving these difficulties are being considered.

Note: The replacement site at Newhaven may help to alleviate queuing pressure at the Seaford and Lewes sites.

ROTHER

Mountfield (also serving the Bexhill and Battle areas):

The household waste recycling site, at London Road, has been refurbished and improved to meet current demands by using 30m³ containers.

Access to the site was improved in 2007/08 to resolve problems caused by queuing at busy times.

The site is operating at its full capacity and provides a limited service to residents in Rother, as there is only one site.

WEALDEN

Wealden District is served by household waste recycling sites at Forest Row, Crowborough, Heathfield, Wadhurst Hailsham and a new site at Maresfield replacing the mobile Sunday service at Uckfield.

Crowborough:

As outlined in the SPG, this new site has been developed at Farningham Road and is operating within its capacity.

Forest Row:

Although the small site at Station Road was recently redeveloped to accommodate 30m³ containers, as briefly described by the SPG, it is still operating at its full capacity.

Hailsham:

The facilities, off Station Road, are operating at full capacity using 30m³ containers.

Changes to the site entrance were completed in 2007/08 enabling an additional recycling container to be accommodated. The new site at Maresfield does not have sufficient capacity to accommodate the additional waste expected to arise from the housing development planned for the Hailsham area. Either the existing site in Hailsham will have to be extended or a new site will have to be provided in the area. Both of these options will, therefore, be investigated in 2011/12.

Until a strategy for providing additional household waste and recycling capacity for Hailsham is decided, development contributions will be sought towards the costs of on-site measures rather than site enlargement or the provision of a new site.

Heathfield:

Although additional 30m³ containers have been introduced, the facilities off Burwash Road are operating to capacity.

Wadhurst:

The remodelling of the facilities at Faircrouch Lane to enable the site to operate at its maximum capacity using 30m³ containers is complete.

Maresfield:

A new modern split level site, designed to meet existing needs in the area, is now operational. The new facilities have replaced the Sunday service at Luxford Field car park in Uckfield.

Household waste management and recycling contribution costs

The SPG quantifies contribution requirements by reference to the costs of improving existing sites stocking, the costs of extending existing sites or the costs of providing new sites as at 2003/04.

Based on the average household waste recycling site area, 0.13m² per household, the contribution requirements applicable during the year commencing 1 April 2011 are as follows:

- On-site measures: £23 per dwelling¹⁷
- Site enlargement: £46 per dwelling¹⁸
- A new site: £65 per dwelling¹⁹

¹⁷ This 2010/11 contribution amount is derived from the 2003/04 figure by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2011 - as published in January 2011, i.e. £158 per m² x 220 (BCIS All-in TPI for Q2 2011) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m² [= £176 per m² x 0.13 m²], i.e. £23.

¹⁸ This 2009/10 contribution amount is derived from the 2003/04 figure by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2011 - as published in January 2011, i.e. £315 per m² x 220 (BCIS All-in TPI for Q2 2011) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m² [= £350 per m² x 0.13 m²], i.e. £46.

¹⁹ This 2010/11 contribution amount is derived from the 2003/04 figure by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2011 - as published in January 2011, i.e. £451 per m² x 220 (BCIS All-in TPI for Q2 2011) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m² [= £501 per m² x 0.13 m²], i.e. £65.

APPENDIX

Updating the adopted interim Supplementary Planning Guidance: A New Approach to Development Contributions by publishing updated information on stress areas and contribution costs.

The report approved and commended to the District and Borough Councils in the County and the South Downs National Park Authority by the Council's Lead Cabinet Member for Transport & Environment on 22 March 2011 on behalf of the Cabinet

Committee	Lead Cabinet Member for Transport and Environment
Date	22 March 2011
Report By	Director of Transport and Environment
Title of Report	Updating the adopted interim Supplementary Planning Guidance: A New Approach to Development Contributions
Purpose of Report	To consider updated information on stress areas and contribution costs – from April 2011

RECOMMENDATIONS:

- 1. To approve the revisions set out in Appendix A of the report updating stress areas information and contribution costs; and**
 - 2. To commend the updated information on stress areas and contribution costs to the East Sussex District and Borough Councils and South Downs National Park Authority.**
-

1. Financial Appraisal

1.1 The cost of supporting the implementation of the Council's adopted Supplementary Planning Guidance document 'A New Approach to Development Contributions' (the SPG), including its addendum (the local sustainable accessibility improvement contributions methodology) by updating and publishing information on stress areas and contribution costs is being financed from within existing budgets.

1.2 The economic downturn had led to lower construction costs, less development activity and fewer contributions being paid. Also developers are seeking to improve financial viability of projects by renegotiating payment triggers and/or the level of contributions. Even though the level of development activity is still low, rising material prices are now driving construction costs up.

1.3 Up to date contribution costs and stress areas information are required, therefore, to provide a sound basis for the Council both to seek and agree new contributions and to maintain or renegotiate contributions previously secured.

2. Supporting Information

2.1 To help developers identify needs for contributions towards the costs of providing additional County Council infrastructure capacity the SPG identifies 'Stress Areas', where existing service infrastructure and facilities are already operating at, or close to, capacity. It also explains how the form and scale of development contributions will be assessed for various services and sets the unit costs for financial contributions. This enables the costs of development contributions to be factored into schemes at the outset, so that they can be financed from the value added to land by the grant of planning permission rather than emerging later as unexpected costs.

2.2 In adopting the SPG, the Council committed itself to regular revisions to incorporate up-to-date information on stress areas and contribution costs. If approved, the revisions set out in Appendix A of this report (the Updated Information) will supersede the revisions approved for 2010/11. They would then be published, as an updated freestanding document.

2.3 Local Sustainable Accessibility Contributions (LSAICs) sought from residential developments were related to the Council's integrated transport funding settlements and the numbers of houses planned by the Structure Plan and, latterly, the South East Plan. The grant allocations received for Integrated Transport and Maintenance for 2011/12 and 2012/13 and indicatively for 2013/14 and 2014/15 are not ring fenced and the actual level of investment by the County Council in transport through the capital programme is determined through the Reconciling Policy and Resources process in accordance with the relative priorities for investment across all

council services. Also housing numbers are no longer set at regional or County Council level but by Local Planning Authorities (LPAs) still to determine their Local Development Frameworks (LDFs). It therefore makes little sense to update the methodology at this time with these uncertainties so it is proposed to continue to collect LSAIC at 2010/11 levels. Appendix A proposes that, for 2011/12, LSAICs should; a) continue at the cost levels approved for 2010/11; and, b) only be sought where there is a rigorous justification.

2.4 Subject to approval, the published version of the Updated Information will stress that it should be read in conjunction with the SPG and that the updated contribution costs will be applicable to planning applications registered from 1 April 2011. It will therefore apply to the new South Downs National Park Authority (SDNPA).

3. Implementing the SPG

3.1 The table (below) summarises progress over the last three financial years on agreeing, receiving and spending financial contributions on providing the additional County services infrastructure required to support development.

Table	AGREED	RECEIVED	SPENT
Period	£m	£m	£m
2008/09	4.8	2.4	0.4
2009/10	4.4	1.0	0.6
2010/11	4.8	0.7	0.7
	<u>£14.0 m</u>	<u>£4.1 m</u>	<u>£1.7 m</u> (Estimated)

Total amounts

Note: The above table does not include the value of highway works and two land options.

3.2 Although the value of contributions agreed increased slightly during 2010/11, about half of the increase relates to one planning application. The continuing decline in the value of contributions received may, therefore, be regarded as a measure of the fragility of development activity following the economic downturn.

4. Looking ahead

4.1 In the short term, the Updated Information will help to sustain the SPG's credibility and enable the Council to secure appropriate levels of development contributions towards County services infrastructure provision.

4.2 Following the Government's 2009 consultation on detailed proposals for the introduction of the Community Infrastructure Levy (CIL), the Community Infrastructure Levy Regulations 2010 (the CIL Regs) became effective on 6 April 2010. Under the CIL Regs:

- local planning authorities are empowered to apply CIL charges based on the costs of providing infrastructure to support development planned by their LDFs on the basis funding from other sources will be taken into account; and,
- with a few exceptions, the SPG's approach to securing development contributions for off-site infrastructure will become unlawful with effect from April 2014.

4.3 Transport and Environment officers are, therefore, assisting District and Borough Council colleagues on preparations for the introduction of CILs, including SDNPA from 1 April. Maintaining the SPG until 2014 will also assist the authorities with:

- promoting high level development contributions policies in their LDF Core Strategies; and
- providing the evidence base the authorities will need to introduce their CILs.

5. Conclusion and Reason for Recommendation

5.1 The proposed revisions to the adopted SPG, as detailed in Appendix A to this report, are necessary to support implementation by maintaining its credibility through reflecting current costs and circumstances, and will also assist the District and Borough Councils.

5.2 It is recommended that the revisions are approved and that they are commended to the District and Borough Councils in the county and the SDNPA.

Rupert Clubb,
Director of Transport and Environment

Contact Officer: Alan Cowling Tel. No. 01273 482655
All

Local members:

BACKGROUND DOCUMENTS

1. The adopted SPG 'A New Approach to Development Contributions' incorporating the LSAIC methodology addendum
2. Updated Information on Stress Areas and Contribution Costs –2010