

Committee	Lead Cabinet Member for Transport and Environment
Date	23 March 2009
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 approve updated information on stress areas and contribution costs – from April 2009

RECOMMENDATIONS: The Lead Member is recommended to:

- 1. 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.**
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1. Financial Appraisal

1.1 The costs 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 Over the calendar years 2006, 2007 and 2008, financial contributions amounting to £22m (£9.3m, £7.5m and £5.2m) were agreed towards the costs of providing the additional County services infrastructure required to support development.

1.3 Updating the development contribution costs with respect to inflation will enable appropriate levels of contributions to be sought towards County services infrastructure provision. It must be understood, however, that the current recession is having an impact on house building and consequently the flow of contributions is likely to slow down.

2. Supporting Information

2.1 To help developers to 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 contribution costs for financial contributions. This enables the costs of providing the necessary service infrastructure and facilities to be factored into development 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, at a later stage, as unexpected costs to developers.

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. Provided they are approved, the revisions set out in Appendix A of this report will supersede the revisions approved for 2008/09. They would then be published, as a freestanding document, under the same title as the SPG but with the sub-title 'Updated Information on Stress Areas and Contribution Costs - 2009' the Updated Information.

2.3 Subject to approval, the published version of the Updated Information will stress that it should be read in conjunction with the SPG.

2.4 The Updated Information would increase the costs of Local Sustainable Accessibility Improvement Contributions (LSAICs) from residential developments in line with the integrated transport funding settlement for 2009/10. It would also index the other contribution costs from the levels applicable in earlier years, including the school building costs published by the Department

for Children Families and Schools, to reflect 2009/10 cost levels. Subject to approval, therefore, the updated contribution costs will be applicable to planning applications registered from 1 April 2009.

3. Financial viability of development

3.1 The SPG clearly states that it is for applicants to provide evidence of any harm to viability and for the determining planning authority to decide; a) whether harm is proven; b) how much weight to attach to any proven harm; and, c) whether to refuse planning applications which fail to provide development contributions sought in accordance with the SPG.

3.2 Approving updated contribution costs will assist with resolving viability issues by enabling planning authorities, landowners and developers to compare up-to-date costs with current property values.

4. Looking ahead

4.1 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. Updating the information will also assist with promoting high level planning policies, in the Local Development Frameworks (LDFs) currently being prepared by the district and borough councils, for new development to provide and/or contribute to service infrastructure.

4.2 Maintaining the SPG as a means of relating the costs of providing County services infrastructure to individual developments will also contribute to providing the evidence base required to support the change to a new system whereby infrastructure costs would be charged to new development.

4.3 The Planning Act 2008 includes powers enabling the Secretary of State, with the consent of the Treasury, to make regulations enabling local planning authorities to set and collect charges from new development in their areas called the "Community Infrastructure Levy" (CIL).

4.4 The Government's August 2008 CIL policy document explained that:

- a) local planning authorities will be empowered rather than required to introduce CILs;
- b) CILs will comprise schedules of charges expressed as simple formulae, such as £X per dwelling and/or £Y per unit area of commercial floorspace;
- c) CIL charging schedules will be based on the costs of providing the infrastructure needed to support development planned by the LDF concerned taking account of funding from other sources; and,
- d) negotiated planning obligations, aka Section 106 agreements, will continue for on-site requirements, such as affordable housing provision, and where a CIL is not introduced.

4.5 The Government will formally consult on its draft CIL regulations in spring 2009.

5. Conclusion and Reason for Recommendation

5.1 The proposed revisions to the adopted SPG, as detailed in Appendix A of this report, are necessary to support implementation by maintaining its credibility. It is recommended that the revisions are approved and that they are commended to the District and Borough Councils in the County.

RUPERT CLUBB,

Director of Transport and Environment

13 March 2009

Contact Officer: Alan Cowling Tel. No. 01273 482655

Local members: All

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 – 2008

EAST SUSSEX COUNTY COUNCIL

A NEW APPROACH TO DEVELOPMENT CONTRIBUTIONS

INTERIM SUPPLEMENTARY PLANNING GUIDANCE
ON DEVELOPMENT CONTRIBUTIONS
TOWARDS EAST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE AND SERVICES

Updated Information on Stress Areas and Contribution Costs - 2009

March 2009 Draft

**Recommended for approval by the
Lead Member for Transport and Environment**

Transport & Environment Department 2009



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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 Services DRAFT Updated Stress Areas and Contribution Costs -2009” (this Document) is the product of the fifth of those regular reviews. This Document will be recommended for approval by the Council's Lead Cabinet Member for Transport & Environment on 23 March 2009 on behalf of the Cabinet and, to the extent it is approved, it will be applicable to planning applications with effect from April 2009.

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 their 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 first 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.

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 assessments¹ 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.

However, there are pockets of available places developing in the Hampden Park and Shinewater areas of the town which the Council is monitoring.

Secondary Schools

Three of the five secondary schools in the area are operating at or close to their full capacities and, again, the Council is monitoring the situation.

Draft South East Plan Proposals

The Draft South East Plan recommends that 240 new homes on average are built each year in Eastbourne between 2006 and 2026. Eastbourne Borough Council has embarked on the production of its Local Development Framework, which will include new housing allocations to meet the South East Plan requirements. 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

Although a small number of schools will continue to operate at or close to their full capacities, there are some schools with significant numbers of surplus places which the Council is keeping under review.

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. It is proposed to replace these schools with two new academies, which will help to significantly reduce the level of surplus places in the medium to longer term.

¹ The assessment process is further described under the sub-heading Development Contributions Assessments (below).

Draft South East Plan Proposals

The Draft South East Plan recommends that 210 new homes on average are built each year in Hastings between 2006 and 2026. Hastings Borough Council is working to produce its Local Development Framework, which will include new housing allocations to meet the remaining South East Plan requirements. 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 rural primary schools continue to operate at or close to their full capacities.

Secondary schools

Generally the secondary schools in the District remain fairly full although numbers are currently below capacity at Ringmer Community College, Tideway Community School and Seaford Head Community College.

A new facility for 14-19 and vocational provision opened at Ringmer Community College in September 2008. The scheme to rebuild Tideway Community School following the recent fire was completed in February 2009.

Draft South East Plan Proposals

The Draft South East Plan recommends that 220 new homes on average are built each year in Lewes District between 2006 and 2026. Lewes District Council is currently producing its Local Development Framework, which will include new housing allocations to meet the South East Plan requirements. The Council is working 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, some schools continue to operate at or close to their full capacities.

The new Rye Community Primary School opened in September 2008, replacing Tilling Green Infant School and The Freda Gardham Community School.

Secondary schools

With the exception of Rye College (which changed its name from Thomas Peacocke Community College in September 2008), all of the secondary schools in Rother District are currently operating above capacity.

The existing Bexhill High School accommodation will be replaced with new buildings at Gunter's Lane by the school year 2011/12. While the project is being funded predominantly by the Government's Building Schools for the Future (BSF) One School Pathfinder grant, development contributions will be sought towards the costs of providing the secondary school places that will be required to meet needs arising from the new housing planned for the area.

Draft South East Plan Proposals

The Draft South East Plan recommends that 280 new homes on average are built each year in Rother District between 2006 and 2026. Rother District Council has embarked on the production of its Local Development Framework, which will include new housing allocations to meet the requirements set by South East Plan. 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.

Most of the new housing is expected to be in Bexhill, where it will be necessary to provide additional primary places in the form of a new school on land North of Bexhill (Worsham Farm).

New housing at Battle would generate needs for additional primary school places in permanent buildings to serve the town. Financial contributions are, therefore, being sought from towards the costs of replacing the temporary classroom buildings at Battle and Langton CE Primary School with permanent buildings.

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. However, there are currently spare places in the towns of Crowborough and Heathfield, although this varies from school to school.

Meanwhile, having identified the potential for capacity issues to arise in Hailsham and Uckfield, the Council will review the position as information on the location and timing of new housing development emerges

Secondary schools

Four of the six secondary schools in the District are operating at or close to their full capacities.

Implementing the Non-Statutory Wealden Local Plan – December 2005

Hailsham area

Development contributions of both finance and land have been sought and agreed in relation to the grant of planning permissions for development of housing allocations around the town towards the provision of a new primary school and a new post-16 facility linked to the secondary school.

Polegate area

Contributions of both finance and land are being sought in relation to proposals for the development of the housing allocations around Polegate towards the provision of a new primary school and additional secondary school places.

Uckfield area

Contributions towards the provision of new primary and secondary places (either by building new schools or by extending existing facilities) may be necessary in relation to any further significant housing development in the area.

Draft South East Plan Proposals

The Draft South East Plan recommends that 550 new homes on average are built each year in Wealden District between 2006 and 2026. Wealden District Council has embarked on the production of its Local Development Framework, which will include new housing allocations to meet the requirements of the South East Plan. 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 redesignation 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 forecasts of pupil numbers for the relevant Primary and Secondary Community Areas with the numbers of pupils expected to arise from individual development proposals, the Assessment Process is used to determine whether the development concerned would create or aggravate stress with regard to admissions to the relevant schools; and, if so, to 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 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.

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 Children, Schools and Families] for the year 2003/04.

The latest School Building Cost Multipliers published by the Department for Children, Schools and Families (DCSF) relate to 2008/09. The contribution costs applicable from April 2009² are, therefore, determined by indexing the 2008/09 School Building Cost Multipliers, as follows:

Nursery Provision

The required contributions are: -

- New nursery school:
£1,280 per house and £192 per two or more bedroom flat³
- All other types of nursery education place:
£221 per house and £33 per two or more bedroom flat⁴

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

The required contributions are: -

- £3,200 per house and £480 per two or more bedroom flat⁵

² The DCFS 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 DCFS 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 2009 should reflect the DCSF's latest location factors and changes in construction costs since 2008/09.

³ 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) DCFS' 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 2009, as published in January 2009, i.e. $£13,238 \times 234$ (BCIS All-in TPI for Q2 2009) $\div 242$ (BCIS All-in TPI for Q4 2008) [=£12,800]; 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. $£12,800 \times 0.1 = £1,280$ and $£12,800 \times 0.015 = £192$.

⁴ The required contribution amounts published in the SPG were produced by multiplying the DfES 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 2009/10 has not been assessed, these 2009/10 contribution amounts are derived from the 2003/04 NNI figure by reference to the BCIS All-in TPI for the 2nd quarters of 2003 and 2009, as published in January 2009, i.e. $£1,866 \times 234$ (BCIS All-in TPI for Q2 2009) $\div 198$ (BCIS All-in TPI for Q2 2003) [= £2,205] 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. $£2,205 \times 0.1 = £221$ and $£2,205 \times 0.015 = £33$.

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) DCFS' January 2009 location factor; for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2009, as published in January 2009, i.e. $£13,238 \times 234$ (BCIS All-in TPI for Q2 2009) $\div 244$ (BCIS All-in TPI for Q4 2008) [= £12,800]; 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. $£12,800 \times 0.25 = £3,200$ and $£12,800 \times 0.0375 = £480$.

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

The required contributions are:-

- £3,375 per house and £506 per two or more bedroom flat⁶.

*Sixth form provision in secondary schools at existing schools (for pupils aged 16-18)*⁷

The required contributions are: -

- £628 per house and £94 per two or more bedroom flat⁸.

Special needs provision at existing schools

The required contributions are: -

- £193 per house and £29 per two or more bedroom flat⁹

Youth facilities and programmes

The required contributions are: -

- £3,375 per house and £506 per two or more bedroom flat¹⁰

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 DfES 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.

⁶ 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) DCFS' January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2009, as published in January 2009, i.e. $\text{£}19,947 \times 234$ (BCIS All-in TPI for Q2 2009) $\div 242$ (BCIS All-in TPI for Q4 2008) [= $\text{£}19,287$]; 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. $\text{£}19,287 \times 0.175 = \text{£}3,375$ and $\text{£}19,287 \times 0.02625 = \text{£}506$.

⁷ 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).

⁸ 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) DCFS' January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2009, as published in January 2009, i.e. $\text{£}21,632 \times 234$ (BCIS All-in TPI for Q2 2009) $\div 242$ (BCIS All-in TPI for Q4 2008) [= $\text{£}20,917$]; 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. $\text{£}20,917 \times 0.03 = \text{£}628$ and $\text{£}20,917 \times 0.0045 = \text{£}94$.

⁹ These are produced by; a) updating the DCSF 2008/09 building costs multiplier per pupil place by reference to; i) DCFS' January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2009, as published in January 2009, i.e. $\text{£}19,947 \times 234$ (BCIS All-in TPI for Q2 2009) $\div 242$ (BCIS All-in TPI for Q4 2008) [= $\text{£}19,287$]; 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. $\text{£}19,287 \times 0.01 = \text{£}193$ and $\text{£}19,287 \times 0.0015 = \text{£}29$.

¹⁰ These are produced by ; a) updating the DCSF 2008/09 building costs multiplier per pupil place, £by reference to; i) DCFS' January 2009 location factor for East Sussex; and, ii) the BCIS All-in TPI for the 4th quarter of 2008 and 2nd quarter of 2009, as published in January 2009, i.e. $\text{£}19,947 \times 234$ (BCIS All-in TPI for Q2 2009) $\div 242$ (BCIS All-in TPI for Q4 2008) [= $\text{£}19,287$]; then, b) multiplying by the young people products per dwelling type; 0.175 young people per house, and 0.0265 young people per two or more bedroom flat, i.e. $\text{£}19,287 \times 0.175 = \text{£}3,375$ and $\text{£}19,287 \times 0.02625 = \text{£}506$.

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.						
Contributions required towards upgrading of existing schools						
Dwelling Numbers by type	Nursery School	Primary School	Secondary School	Sixth Form (Secondary School)	Special Needs	Youth Facility
10 houses	10 x £2,21 = £2,210	10 x £3,200 = £32,000	10 x £3,375 = £33,750	N/A	N/A	N/A
5 two bedroom flats	5 x £33 = £165	5 x £480 = £2,400	5 x £506 = £2,530	N/A	N/A	N/A
5 one bedroom flats	N A	N A	N A	N/A	N/A	N/A
Sub totals	£2,375	£34,400	£36,280			
Total education cost						
Nursery education	£2,375					
Primary school	£34,400					
Secondary school	£36,280					
TOTAL	£73,055					
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.						

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 floorspace standard. Refurbishment works on the ground floor and first floor are near completion.

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 floorspace 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 floorspace standard.

Eastbourne area summary

The County Council is looking to improve library provision in Eastbourne by renovating the Central Library.

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 floorspace standard in relation to the population they serve.

While the reference library was recently refurbished, Hastings Library is included in the County Council's 2008/09 Capital Programme and the library service is working with Sea Space [the economic development company set up for Hastings and Bexhill by SEEDA (the regional development agency), Hastings Borough Council and Rother District Council] to deliver a new library for Hastings.

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 floorspace 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 floorspace standard for the population of the area it serves.

A new library for Newhaven is included in the County Council's 2008/09 Capital Programme and the library service is working with a developer to provide a new library in the town centre.

Peacehaven:

A Town Library

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

While the building provides enough floorspace, 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 floorspace 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 floorspace standard, nor is it meeting the needs of the local community

The library service is looking for ways to improve the service to Seaford residents.

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 floorspace 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 floorspace standard. The ground floor has recently been extensively refurbished with a new shopfront entrance, the installation of self service facilities, disabled access toilet facility and modern interior fittings and furniture.

Additional floorspace 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 library is inconveniently located at the top of the hill and does not meet the County Council's floorspace standard.

The library service is currently working with a local landowner and planning permission was recently granted for a larger library at the foot of the hill, including provision for further expansion in the future.

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 in Rye are a priority for the Council.

WEALDEN

Crowborough Library:

A Town Library

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

There may be an opportunity to increase the floorspace 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 floorspace standard in relation to its catchment population.

Hailsham Library:

A Town Library

This library was recently refurbished.

The building, however, does not meet the County Council's floorspace 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 floorspace 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 floorspace 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 floorspace 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 floorspace 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 floorspace 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

While the library is well located in the Wadhurst Institute, it provides less floorspace than the County Council's standard requirement for the catchment population.

The library service is currently liaising with Wadhurst Hall and Field Committee regarding possible relocation to a larger site.

Willingdon Library:

A Community Library

The building does not satisfy the County Council's floorspace 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. Wadhurst library provision is under discussion.

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 floorspace standards for library provision, costs of construction and initial stocking, including ICT equipment, as at 2003/04.

Based on the uniform floorspace standard of 32 square metres of floorspace per 1,000 population, and current costs of provision, the contribution requirement applicable during the year commencing 1 April 2009 is £248 per dwelling¹¹.

¹¹ 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 2009, as published in January 2009, i.e. $£3,456 \times 234$ (BCIS All-in TPI for Q2 2009) \div 228 (BCIS All-in TPI for Q2 2005) [= £3,547] multiplied by the library floorspace requirement per new dwelling; 0.07 sq metres, i.e. $£3,547 \times 0.07 = £248$.

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 are based on 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.

Since those indicative settlements related to the period ending March 2006, details of the integrated transport funding settlement for the period 2009/2010 and the consequential revision of the LSAIC costs are set out in Appendix 2 – see page 22.

The revised LSAIC costs applicable to residential development during the period 2009/2010 are summarised in the following table:

Table 2				
Local Sustainable Accessibility Improvement Contributions matrix for residential development:				
Development type	Accessibility Zone¹²			
	Zone 1	Zone 2	Zone 3	Zone 4¹³
Flat/maisonette	£315	£630	£945	£1,260
Small house (1 & 2 bedrooms) & Affordable Housing	£315	£630	£945	£1,260
Medium house (3 & 4 bedrooms)	£550	£1,100	£1,660	£2,210
Large house (5 or more bedrooms)	£790	£1,580	£2,370	£3,155
Sheltered accommodation (units)	£80	£160	£230	£310
Residential hostel (bed space)	£40	£80	£110	£150

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 £945) =	£9,450
Small houses (5 x £945) =	£4,725
Medium houses (5 x £1,660) =	£8,300
Total	£22,475

¹² 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.

¹³ Zone 4 includes rural areas and any other settlements not specifically covered by an Accessibility Zoning map

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 2009 is £23 per dwelling¹⁴.

¹⁴ 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 2009 - as published in January 2009, i.e. $\text{£}4.2\text{m} \div 215,000 \text{ dwellings} \times 234 \text{ (BCIS All-in TPI for Q2 2009)} \div 198 \text{ (BCIS All-in TPI for Q2 2003)} = \text{£}23 \text{ per dwelling}$.

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 are published at:

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

EASTBOURNE

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

Options for resolving queuing issues at busy times will be appraised 2009/10 and, subject to the availability of funding, the preferred option will be considered for implementation. The site is operating at its full capacity and any new housing in Eastbourne and the surrounding area will increase pressure on its 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 will apply for planning permission with a view to commencing construction in 2009/10.

While the existing Freshfields site was 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 its full capacity.

Although difficulties with access and queuing to the site were partly dealt with by layout changes in 2007/08 options for resolving the residual issues are under consideration.

Newhaven:

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

The search for a new site to accommodate the displaced waste is underway and the feasibility of extending both Lewes and Seaford sites is also under consideration.

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.

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.

WEALDEN

Wealden District is served by household waste recycling sites at Forest Row, Crowborough, Heathfield, Wadhurst and Hailsham. There is also a 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 2009/10.

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.

Uckfield:

The Sunday service at Luxford Field car park, off the High Street, is operating at its full capacity for the present. However, the new household waste recycling site at Maresfield, due to open in 2009/10, will complement the mobile service.

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 2009 are as follows:

- On-site measures: £24 per dwelling ¹⁵
- Site enlargement: £48 per dwelling ¹⁶
- A new site: £69 per dwelling ¹⁷

¹⁵ 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 2009 - as published in January 2009, i.e. £158 per m² x 234 (BCIS All-in TPI for Q2 2009) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m² [= £187 per m² x 0.13 m²], i.e. £24.

¹⁶ 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 2009 - as published in January 2009, i.e. £315 per m² x 234 (BCIS All-in TPI for Q2 2009) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m² [= £372 per m² x 0.13 m²], i.e. £48.

¹⁷ 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 2009 - as published in January 2009, i.e. £451 per m² x 234 (BCIS All-in TPI for Q2 2009) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m² [= £533 per m² x 0.13 m²], i.e. £69.

APPENDIX 1

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 by the Council's Lead Cabinet Member for Transport & Environment on 23 March 2009 on behalf of the Cabinet *will be added to the approved Updated Information on Stress Areas and Contribution Costs – 2009 document when it is published on the Council's website.*

APPENDIX 2

This appendix details of the County Council's integrated transport funding settlement for the year 2009-2010 and the consequential revision of the Local Sustainable Accessibility Improvement Contribution (LSAIC) costs

1 The integrated transport funding settlements

1.1 The government has confirmed that it will provide £5.016m of funding 2009-2010 to support the County Council's integrated transport programmes

2 Determination of financial contribution by new residential development to supplement County Council integrated transport programmes

2.1 The financial contribution that new residential development should make annually to supplement the integrated transport programme is £2.558m. Based on the methodology adopted by the County Council in June 2004 for calculating LSAIC, this is calculated as follows:-

- a) The estimated annual increase in car traffic in the county solely due to housing growth is estimated to be 10,800 trips annually. The figure is obtained by:-
 - firstly, calculating the notional annual housing development rates in the administrative area of the county on the basis of the requirements of the Structure Plan. This amounts to 1,800 dwellings annually (36,000 dwellings over 20 year period, 1991-2011 = 1,800 per annum); and
 - secondly, applying a conservative trip rate assumption of 6 trips per day to this figure and annualising this to produce an annual figure of 10,800 annual trips (1800 x 6 = 10,800).
- b) The estimated total annual increase in car traffic in the county is estimated to be 21,000 trips annually. The figure is obtained:-
 - firstly, by calculating the number of car trips generated annually by the 215,000 households in the county, using a conservative trip rate assumption of 6 trips per day. This amounts to 1.29 million car trips annually (215,000 x 6 = 1.29 million); and
 - secondly; by applying a growth rate of 1.63%¹⁸ per year to this figure. This growth rate takes into account increases in population due to housing growth as well as increased use of cars by the existing population. (1.29 million x 1.63% = 21,000).
- c) The relative proportion of the total annual traffic growth in the county attributable to new residential development is, therefore, 51% (10,800 / 21,000 = 0.51)
- d) On the basis of the 51% proportion established in c), the annual contribution from new residential development required to supplement the Council's £5.016m integrated transport settlement for the year 2009-2010, is say £2.558m (£5.016m x 51% = say, £2.558m). This uplifts the funding for the annual integrated transport programme to a total of, say, £7.574m.

3 Average cost per dwelling

3.1 The average cost per new dwelling of funding this £2.558m target is £1,421 per dwelling. This is calculated by dividing the annual total required contribution from new residential development towards annual integrated transport programme (£2.558m) by the annualised Structure Plan dwelling provision requirement (1,800 dwellings per annum) for the county, i.e. £2.558m ÷ 1,800 = £1,421.

4 Matrix of contributions per dwelling

4.1 To help ensure that development contributions sought per dwelling towards supplementing integrated transport programmes are proportionate to the dwelling's transport impact, a matrix of contribution requirements has been prepared. This matrix relates the

¹⁸ National Traffic Growth Forecast – mid average prediction for car traffic growth. The figure includes an appropriate allowance for traffic generated by Structure Plan housing growth.

contribution required to the type of dwelling and the accessibility of its location, reflecting the fact that a flat in an accessible town centre is likely to have a far smaller parking demand and less car traffic generation and transport impact than a large house in suburb or village which has more than 2 parking spaces and is poorly served by public transport.

4.2 The matrix is constructed by:-

- firstly, equating the average dwelling contribution cost of £1,421 per dwelling with the Government's average parking space provision target per new dwelling of 1.5 spaces. This translates to the equivalent of £947 per residential parking space ($£1,421 \div 1.5 = £947$); and
- secondly, by applying the figure of £947 per residential parking space to the County Council's published maximum parking space standards matrix. The County Council's parking standards serve as a useful proxy for the traffic generation/transport impact of residential development because they relate to the amount of parking allowed to the type of dwelling and accessibility of its location which may be expressed in matrix form.

For example, the maximum allowable parking space provision of 1.165 spaces per medium sized house in Accessibility Zone 2, per Table A (below) would justify a contribution of £1,104 ($1.165 \times £947 = £1,104$).

4.3 The matrix of parking standards and contributions requirements are set out in full in the tables below and overleaf:

Table A: Matrix of maximum parking standards (spaces per dwelling/unit/bedspace) extracted from published SPG on "Parking Standards at Development" (February 2002)				
Development type	Accessibility Zone¹⁹			
	Zone 1	Zone 2	Zone 3	Zone 4²⁰
Flat/maisonette	0.3325	0.6650	0.9975	1.33
Small house (1 & 2 bedrooms) & Affordable Housing	0.3325	0.6650	0.9975	1.33
Medium house (3 & 4 bedrooms)	0.5825	1.165	1.7475	2.33
Large house (5 or more bedrooms)	0.8325	1.665	2.4975	3.33
Sheltered accommodation (units)	0.0825	0.165	0.2475	0.33
Residential hostel (bed space)	0.04	0.08	0.12	0.16

¹⁹ 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.

²⁰ Includes all rural areas and any other settlements not specifically covered by an Accessibility Zoning map.

Table B: Matrix of Local Sustainable Accessibility Improvement Contributions for residential development				
Development type	Accessibility Zone²¹			
	Zone 1	Zone 2	Zone 3	Zone 4²²
Flat/maisonette	£315 (£315)	£630 (£630)	£945 (£945)	£1,260 (£1,260)
Small house (1 & 2 bedrooms) & Affordable Housing	£315 (£315)	£630 (£630)	£945 (£945)	£1,260 (£1,260)
Medium house (3 & 4 bedrooms)	£550 (£552)	£1,100 (£1,104)	£1,660 (£1,656)	£2,210 (£2,208)
Large house (5 or more bedrooms)	£790 (£789)	£1,580 (£1,578)	£2,370 (£2,366)	£3,155 (£3,155)
Sheltered accommodation (units)	£80 (£78)	£160 (£156)	£230 (£234)	£310 (£313)
Residential hostel (bed space)	£40 (£38)	£80 (£76)	£110 (£114)	£150 (£152)

²¹ 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 22 of the adopted LSAIC methodology.