

## Part 4 – Calculation of development contributions

This section describes how required development contributions will be calculated for the infrastructure and services for which the County Council is responsible.

It provides a guide to such requirements and how the need to make new or compensating provision, or to upgrade existing provision, will be determined.

It prescribes the interim minimum development thresholds that will apply in Stress Areas. New development at or above these thresholds will normally trigger a requirement for contributions.

In other areas, only large scale or special forms of development are likely to give rise to a need for development contributions to County Council infrastructure and services. These will be assessed on a case-by-case basis.

Details of the likely costs of provision have been given where possible with examples and a fully worked example is provided in Appendix 3.

### 4.1 Transport

#### Background

4.1.1 The County Council is Highway Authority for all adopted roads in East Sussex other than trunk roads which are the responsibility of central government through the Highways Agency. As Highway Authority, the County Council is responsible for the safety, maintenance, management and development of the highway network and determines whether to adopt a road – i.e. to take responsibility for its ongoing maintenance (under S.38 or S.228 of the Highways Act 1980).

4.1.2 The Council is also the Local Transport Authority, responsible for the preparation and implementation of the Local Transport Plan, a Bus Strategy, a Bus Information Strategy, the co-ordination of integrated transport in the county and the procurement/support of local bus services to meet the needs of the area. It works closely with relevant stakeholders in these fields.

4.1.3 Details of the other main transport providers' and regulators' responsibilities and other relevant organisations, together with contact points are set out in Appendix 1. These include the Highways Agency<sup>1</sup>, Strategic Rail Authority, Network Rail and the Police. Where new development would frustrate efforts by the County Council as Local Transport Authority

and its partners to improve sustainable transport and community safety, the County Council will aim to secure appropriate development contributions.

#### Qualifying development types

4.1.4 The requirements apply to all development generating travel demands which impact on the County Council's transport responsibilities.

#### Measures and physical requirements

4.1.5 All development must provide for those on and off-site transport measures that are necessary to meet its sustainable access requirements<sup>2</sup>.

#### Local Sustainable Accessibility Contribution

4.1.6 To meet the Council's access requirements, the development may need to make a "Local Sustainable Accessibility Improvement Contribution" towards relevant Local Transport Plan (LTP) area packages/sub-strategies or other relevant LTP sub-strategies. This will be especially relevant where proposed development is likely to have significant impacts due to its size or particular characteristics and/or where the wider transport network is particularly problematic.

<sup>1</sup> Arrangements for securing development contribution towards required works to trunk roads are set out in Department for Transport Circular 4/01: Control of development affecting trunk roads and agreements with developers.

<sup>2</sup> In accordance with national, regional and local policy guidance, in particular PPG13 (Planning and Transport), RPG9 (Regional Planning guidance for the South East) and the Regional Transport Strategy, the development plan (in particular Structure Plan policies S1, S3, S4, S6, S7, and the Transport chapter) and appropriate local and national standards. "Sustainable Transport – a Guidance Note for Developers" was published by the County Council in 2002.

## Identification of stresses and assessment of need

### Stress Areas

4.1.7 The entire county is classified as a Stress Area for the purposes of assessing the need for development to contribute towards transport measures. This is because much of the network fails to meet the full range of modern sustainable transport requirements, the sensitivity of the network to additional pressure from development and the nature of travel patterns.

### Local Transport Plan

4.1.8 The assessment of local transport stresses set out in Part 3 has been mainly informed by the prepared and emerging Local Transport Plan strategies.

4.1.9 The Local Transport Plan sub-area strategies currently in place or being developed are for:

- Ashdown Forest
- Bexhill and Hastings
- Eastbourne
- Lewes town
- Rye
- the south coast towns of Newhaven, Peacehaven/Telscombe Cliffs and Seaford
- Crowborough
- Heathfield
- Uckfield
- the South Downs.

New strategies are also proposed for the town of Battle and Hailsham, by 2006. Further strategies have been or are being prepared on the development and management of the road network, rail, the roads hierarchy, cycling, pedestrians, speed management, rail development and freight transport. A revised Bus Strategy is also under preparation. Further details are set out in the Local Transport Plan and associated Annual Progress Reports.

### Other transport strategies

4.1.10 Assessment of local transport problems and the development of strategies will also be informed by the results of other strategic programmes, studies and initiatives, including the government-led multi-modal studies for the South Coast, London Orbital and Hastings/Bexhill.

## Assessment of impacts

4.1.11 The specific impacts of new development on the transport network, relevant strategies and identified stresses set out in Part 3 will be determined on a case-by-case basis through the submission of transport assessments (which are required for development with significant implications) and other material presented in support of planning applications.

## Minimum development threshold

4.1.12 The recommended minimum development thresholds are:

- Local Sustainable Accessibility Improvements (see above): in the interim, development of 15 dwellings or more, or, non-residential development of 1,000 sq ms floorspace, or any development requiring a Transport Assessment will be expected to contribute directly towards such improvements
- compliance with all other access requirements: all relevant development will be required to meet the access demands it generates in full, in accordance with the policies and guidance referred to in this document.

## Calculation of costs

4.1.13 New development will be required to bear the full costs of necessary on- and off-site works to a standard and design acceptable to the Highway Authority. This requirement includes:

- all relevant associated additional maintenance requirements (in the form of a commuted sum)
- any necessary legal and inspection/audit fees
- design, land, materials and construction costs
- necessary contributions to upgrade the strategic network and to secure Local Sustainable Accessibility Improvements.

Overall costs will be determined on a case-by-case basis.

## Local Sustainable Accessibility Improvement Contributions

4.1.14 An appropriate methodology is being developed for determining the relevant Local Sustainable Accessibility Improvement Contribution based on development impacts. In the interim, requirements will be assessed on a case-by-case basis.

## Detailed approach for specific transport measures

### Roads, road safety and traffic management

4.1.15 The capacity of the strategic road network must be adequate to accommodate the additional traffic likely to be generated by the development. Improvements may be required to ensure that generated traffic does not result in the capacity of that network being exceeded within 5 years of the issue of planning permission. In all cases, the local and strategic highway networks should be able to accommodate the development in a safe and environmentally acceptable manner and all development should comply with road safety requirements. Required measures may, therefore, include traffic calming and road safety schemes.

#### Illustrative costs

|            |   |
|------------|---|
| Roads      | £ 525 – £ 735 per linear metre<br>(dependant on type and width)                       |
| Roundabout | £ 170,000 – £ 460,000<br>(for inscribed circle diameters of between 28 and 60 metres) |

### Public and community transport

4.1.16 Travel intensive development (including residential schemes) which generates significant numbers of trips should be well served by public transport. Improvements may be required to upgrade provision, particularly where major development is proposed. Requirements will be guided by the following considerations.

#### Urban areas

4.1.17 Travel intensive development will generally be well served if it is within 800 ms convenient walking distance to a rail station and within 400 ms of convenient walk of a bus stop, which, together, provide a good range and frequency of services at the appropriate times. It will be moderately well served if it is within 400 ms convenient walk of a frequent bus service which serves an appropriate range of destinations, including good links to a rail

station or main bus interchange. Sites which do not enjoy the above standards of accessibility will generally be considered to be poorly served by public transport.

4.1.18 Major developments should, at the minimum, be directly served by a frequent bus service<sup>3</sup> and, where necessary, conveniently served by rail.

#### Rural areas

4.1.19 Major travel intensive development in rural areas is generally discouraged by planning policy, not least because more limited public transport opportunities result in greater reliance on the car. Exceptionally, where such development may be acceptable, the provision required for public/community transport services will depend on overall impacts in respect of travel patterns, journey lengths and trip numbers.

#### Illustrative costs

|                      |   |
|----------------------|---|
| Accessible bus stop  | £ 5,500 – £ 16,000<br>depending on circumstances (plus shelter) |
| Community bus scheme | £ 165,000 (capital and revenue funding for three years)         |
| Rail station         | £ 2 – 5 million   |

### Pedestrians, cyclists, people with disabilities and/or mobility difficulties

4.1.20 All schemes should provide safe, secure and convenient access in line with relevant development plan and Local Transport Plan policy and relevant guidance/standards. This may include contributions towards Safe Routes to Schools, the local and strategic cycle network and cycle facilities, Home Zones and facilities to improve access for disabled people and others with mobility difficulties.

#### Illustrative costs

|                                       |                            |
|---------------------------------------|----------------------------|
| Pelican crossing                      | £ 30,000                   |
| Toucan crossing<br>(dual carriageway) | £ 60,000                   |
| Footway, foot-path or cycleway        | £60 – £70 per linear metre |
| Cycle rack                            | £450                       |

<sup>3</sup> A frequent bus service is one that runs at least twice hourly in each direction, Mondays to Saturdays, conveniently serves a good range of destinations and covers the usual times of travel to and from work, and, where appropriate, provides a suitable standard of service at other times.

### **Demand management measures (including green travel plans and traffic management)**

4.1.21 Contributions towards demand management measures will be required, as appropriate, to minimise unnecessary car travel and reduce the adverse impact of such movement, in line with relevant development plan and Local Transport Plan policy and relevant guidance. This will include the submission and implementation of suitable (green) travel plans for major development and other development that is likely to significantly aggravate traffic problems. It may also include provision of traffic management and parking management measures and improvements to public transport, pedestrian and cycling provision and the use of car-clubs.

### **Parking**

4.1.22 Parking provision to serve new development should comply with relevant policies established in the development plan, Local Transport Plan and the adopted SPG on “Parking Standards for New Development”. These aim to reduce parking provision in new

development to the necessary minimum, making the most efficient use of proposed and existing facilities. Appropriate contributions towards on and/or off-street parking provision and management will be required, where necessary, to ensure permitted operational needs are fully met. The provision and management of public car parks is generally the responsibility of district councils.

### **Servicing and freight**

4.1.23 Development should make appropriate provision for necessary servicing and its freight requirements. The use of rail, through the provision of inter-modal depots and rail sidings etc. will be encouraged wherever practical.

### **Environmental measures**

4.1.24 The layout and design of circulation and parking areas and associated landscaping in developments should contribute towards local distinctiveness and, in particular, protect or enhance the character of sensitive environmental areas. Where appropriate, contributions to relevant elements of local Conservation Area Enhancement strategies may be sought.

#### **Transport development contributions requirements: example**

##### **Development of 150 dwellings:**

|  |         |
|--|---------|
| Improve pedestrian access to the site (two pedestrian islands/refuges) | £11,000 |
| Improve cycle access to the site (toucan crossing)                     | £60,000 |
| Improve bus access to the site   | £41,000 |
| Works to highway to accommodate traffic (right turn facility)          | £27,000 |

##### **Transport costs – sub-total**

**£139,000**

Note: Local Sustainable Accessibility Improvement Contribution: to be specified

## 4.2 Education

### Background

4.2.1 The County Council is the Local Education Authority for primary and secondary schools in the county. Half of the Council's secondary schools have sixth forms but post-16 education is generally overseen by the Sussex Learning and Skills Council. The planning, co-ordination and procurement of nursery education is provided in partnership with the private and voluntary sector. The County Councils' Youth Service works closely with bodies such as the voluntary sector, East Sussex District Councils and the Police to procure relevant facilities and services for young people, including provision of youth centres.

### Qualifying development types

4.2.2 The requirement for development contributions towards education provision applies to:

- all types of residential development<sup>4</sup> but excludes, one bedroom flats, sheltered and student accommodation, unless otherwise stated
- large scale employment uses, where these generate a need for nursery education
- large scale retail, leisure or tourist development, where these generate a need for youth facilities.

### Measures and physical requirements

4.2.3 The space requirements of necessary new education facilities are set out below for the relevant types of provision where details are available. Where it is necessary to expand existing education facilities, space requirements will be determined on a case-by-case basis. Generally, new education facilities should be located with, or close to other, community facilities; they should also be conveniently and safely accessible on foot, by public transport and bicycle and for people with disabilities, as well as by car.

### Identification of stresses and assessment of need

4.2.4 Contributions will be sought in relation to the overall need the development creates, taking account of the demand generated and the capacity and other assessments set out in the relevant strategies and programmes.

### Demand for school places and pupil product ratios

4.2.5 The additional demand for local school places (including pre-school pupils and youths) generated by new residential development will be calculated by use of "Pupil Product ratios" These are derived from local studies and apply to developments for both market and affordable dwellings. However, separate figures are used for two or more bedroom flats/maisonettes, reflecting their lower pupil products. In all cases, calculation of requirements will take account of the residential development mix (the size of dwellings and access to private amenity space). The scope for full disaggregation of pupil products by dwelling type will be investigated for possible incorporation in future editions of the SPG.

4.2.6 The demand for nursery education will also relate to the number of pre-school pupils that large scale employment use development generates, reflecting the preference for many parents of nursery age children for nursery education close to their work place.

### Assessment of capacity and temporary accommodation

4.2.7 Assessment of need will take account of local school capacity. When assessing the capacity of existing schools in relation to proposed new developments, pupil places that are provided in temporary accommodation will be disregarded.

### Needs of specific education facilities

#### Nursery education

4.2.8 The need for development to provide for nursery education places will be guided by the "Early Years Development and Childcare Partnership Strategic and Implementation Plan" (EYDCPSIP), which was approved in 2001 by the Secretary of State and is being updated and developed. It will also be guided by the results of annual audits of provision and demand surveys, summarised in Part 3.

<sup>4</sup> Class C3 of the Town and Country Planning (Use Classes) Order 1987.

4.2.9 The (EYDCPSIP) Plan describes how the Partnership will strive to meet its responsibilities under the School Standards and Framework Act and under the Children Act and government targets to secure the adequate provision of nursery education places for all 3 and 4 year olds, including eligible children of lone parents in the 20% most deprived wards seeking work. It emphasises that provision should offer choice, and be of a high quality, integrated and accessible. Because of the need to provide parents with sufficient choice and flexibility, an area will be considered to be operating beyond acceptable capacity when 80% or more of places are subscribed.

### Primary, secondary, sixth forms, special needs education

4.2.10 The need for development to provide for additional primary, secondary, sixth forms and special school places and associated ancillary facilities will be guided by:

- the “East Sussex School Organisation Plan” (SOP) which is produced annually by the County Council and presents information on the capacity of local schools in terms of classroom space provision and forecast future demands. Part 3 reproduces the draft 2003/04 SOP assessment
- the “Asset Management Plan” (AMP) which sets out the County Council’s strategy, priorities and programmes for capital investment in its schools’ facilities and identifies the principal relevant inadequacies. These include any inadequate communal space (e.g. school hall) or specialist teaching space (e.g. laboratories) or buildings in structural disrepair which impair the delivery of the national curriculum and unsatisfactory access for disabled people
- assessments of the adequacy of existing playing fields and indoor recreational space in existing schools
- the Capital Programme and any other relevant guidance (specified where appropriate).

### Youth facilities

4.2.11 The need for development to provide for youth facilities will be guided by the Education Service Plan and relevant assessments by the Youth Service. Development contributions may be sought towards:

- youth centres, wherever large scale residential development creates a need for such provision
- required complementary youth programmes (e.g. to reduce crime and disorder, encourage social inclusion), from large-scale retail, leisure or tourist development, developed, as appropriate, in partnership with the Police, District Councils or voluntary sector (See Appendix 1, for facility/service requirements of relevant bodies and contact details).

### Minimum development threshold

4.2.12 Recommended thresholds for development in identified Stress Areas (see Part 3) are given below for each type of education facility. For the purpose of assessing development proposals against thresholds, all dwelling types, including one bedroom flats will contribute towards the scheme total.

4.2.13 The thresholds for development elsewhere will be determined on case-by-case basis. This will take into account the extent of existing surplus capacity and the distribution of such available places and the desirability of co-locating new residential development and education and other community facilities. As a guide:

- a development of 840 houses will, other things being equal, generate the need for a new one form entry primary school providing 210 places; and
- a development of 5,140 houses will, other things being equal, generate the need for a new six forms of entry secondary school.

### Calculation of costs

4.2.14 Development should bear the full cost of education facilities needed to support it. This should include, where appropriate:

- the acquisition and provision of a fully serviced site
- the design and construction of buildings
- provision of outdoor play/sports areas
- fitting out costs
- repair/upgrading of building/facilities
- provision of disabled access
- any necessary transport measures.

4.2.15 Whilst land provision costs will be calculated on a case-by-case basis, the costs of new facilities (i.e. a new school) will be guided by the most up-to-date, relevant local example and relevant Department for Education and Skills (DfES) guidelines.

4.2.16 The cost multipliers per dwelling used to calculate development contribution requirements for the expansion/upgrading of existing schools are derived from the relevant, regionally adjusted DfES figures of costs of provision per pupil. These DfES figures are updated annually and are calibrated to take account of the East Sussex pupil product ratios. Figures used in this SPG are 2003/04. The DfES figures do not cover the costs of any required substantial enhancement of outdoor playing facilities. These costs will be calculated on a case by case basis. Nursery education cost multipliers are dealt with separately under that section.

4.2.17 The approach to calculating costs and, where available, details of costs are given below for each type of education facility. An example is set out at the end of this section.

## Detailed approach for specific education facilities

### Nursery provision

#### Pupil product ratios

4.2.18 Residential development generates 1 child of nursery age per:

- 10 houses (0.1 children per house)
- 66 two or more bedroom flats (0.015 per flat).

4.2.19 The need generated by large scale employment uses for nursery space provision will be calculated on a case-by-case basis.

#### Measures and physical requirements

4.2.20 Contributions will be used towards the start-up costs of establishing new nurseries including acquisition, build, fitting out and conversion of buildings. Specific physical requirements will be determined in consultation with nursery school providers/operators, the

Education Department, and, as appropriate, employers. They will depend upon local circumstances. This may include the provision of land and buildings within a primary school where a new nursery facility is justified.

### Minimum development threshold

4.2.21 The recommended minimum development threshold in identified Stress Areas (see Part 3) is:

- 15 dwellings
- any large scale (e.g. 5,000 sq ms floorspace) employment use.

### Calculation of costs

4.2.22 The contribution requirements are as follows:

- **new nursery school**<sup>5</sup>: £780 per house and £117 per two or more bedroom flat<sup>6</sup>)
- **all other types of nursery education place**: £187 per house or £28 per two or more bedroom flat<sup>7</sup>
- **large scale employment uses (which do not provide for workplace nurseries)**: calculated on a case-by-case basis
- **direct provision of required facilities within the development (minimum of 24 places for viability reasons)**: this will be supported as an alternative to contributions where such facilities are acceptable in design and locational terms.

### Primary school provision (for pupils aged 4-11)

#### Pupil products ratios

4.2.23 Residential development generates 1 primary school pupil per:

- 4 houses (0.25 pupils per house)
- 26 two or more bedroom flats (0.0375 pupils per flat).

<sup>5</sup> Typically, as part of provision of a new or major expansion of an existing primary school.

<sup>6</sup> These are produced by multiplying the DfES (2003/04) cost multiplier of £7,797 per pupil place by the pupil product per 0.1 children per house and 0.015 per two or more bedroom flat.

<sup>7</sup> These are produced by multiplying the DfES Neighborhood Nursery Initiative capital contribution cost (2003/04) per nursery place (£1,866) by the pupil product per house of 0.1 children or 0.015 per two or more bedroom flat.

### Measures and physical requirements

4.2.24 A new one form of entry school providing 210 places has a space requirement of 12,000 sq ms, including a minimum of 5,000 sq ms for playing fields.

4.2.25 A new two forms of entry school providing 420 places has a space requirement of 23,000 sq ms, including a minimum of 10,000 sq ms for playing fields.

### Minimum development threshold

4.2.26 The recommended minimum development threshold in identified Stress Areas (see Part 3) is 15 dwellings.

### Calculation of costs

4.2.27 The required contributions are:

- £1,949 per house
- £292 per two or more bedroom flat<sup>8</sup>.

### Secondary school provision (for pupils aged 11-16)

#### Pupil product ratios

4.2.28 Residential development generates 1 secondary school pupil per: -

- 5.71 houses (0.175 pupils per house); or
- 38 two or more bedroom flats (0.02625 pupils per flat).

### Measures and physical requirements

4.2.29 A new six forms of entry school providing 900 places has a space requirement of 70,000 sq ms, including a minimum of 45,000 sq ms for playing fields.

4.2.30 A new eight forms of entry school providing 1,200 places has a space requirement of 88,000 sq ms, including a minimum of 55,000 sq ms for playing fields.

### Minimum development threshold

4.2.31 The recommended minimum development threshold in identified Stress Areas (see Part 3) is 15 dwellings.

### Calculation of costs

4.2.32 The required contribution are:

- £1,981 per house; and
- £297 per two or more bedroom flat<sup>9</sup>.

### Sixth form provision in secondary schools (for pupils aged 16-18)<sup>10</sup>

#### Pupil product ratios

4.2.33 Residential development generates 1 sixth form pupil per:

- 33 houses (0.03 pupils per house)
- 222, two or more bedroom flats (0.0045 pupils per flat).

### Minimum development threshold

4.2.34 The recommended minimum development threshold in identified Stress Areas (see Part 3) is 30 dwellings.

### Calculation of costs

4.2.35 The required contributions for are:

- £454 per house
- £68 per two or more bedroom flat<sup>11</sup>.

### Special needs provision

#### Pupil product ratios

4.2.36 New residential development generates 1 pupil place per:

- 100 houses (0.01 pupils per house)
- 666 two or more bedroom flats (0.0015 per flat).

<sup>8</sup> These are produced by multiplying the (2003/04) DfES cost multiplier of £ 7,797 per pupil place by the pupil product per house of 0.25 children and per 2 or more bedroom flat of 0.0375.

<sup>9</sup> These are produced by multiplying the DfES cost multiplier (2003/04) of £11,322 per pupil place by the pupil product per house of 0.175 children and 0.02625 per two or more bedroom flat.

<sup>10</sup> 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).

<sup>11</sup> This is produced by multiplying the DfES cost multiplier (2003/04) of £15,118 per pupil place by the pupil product per house of 0.03 children and per two or more bedroom flat of 0.0045 children.

<sup>12</sup> These are produced by multiplying the DfES cost multiplier (2003/04) of £11,322 per pupil place by the pupil product per house of 0.01 children and 0.0015 per two or more bedroom flat.

### Measures and physical requirements

4.2.37 Special school places or special needs facilities should be provided in mainstream schools. Their physical requirements will be calculated on a case-by-case basis.

### Minimum development threshold

4.2.38 The recommended minimum development threshold in identified Stress Areas (see Part 3) is 100 dwellings.

### Calculation of costs

4.2.39 The required contributions are: -

- £113 per house
- £17 per two or more bedroom flat<sup>12</sup>.

### Youth facilities and programmes

#### Product ratios

4.2.40 Residential development generates a requirement for 1 youth centre place per:

- 5.71 houses (0.175 places per house)
- 38 two or more bedroom flats (0.02625 per flat).

4.2.41 The need generated by large scale retail, leisure or tourist development for youth facilities will be calculated on a case-by-case basis.

### Measures and physical requirements

4.2.42 Shared space with other community facilities will be supported, wherever practical.

### Minimum development threshold

4.2.43 The recommended minimum development thresholds are as follows:

- **residential development:** 100 dwellings
- **retail, leisure or tourist use:** large-scale development (e.g. 5000 sq ms floorspace).

### Calculation of costs

4.2.44 The contribution requirements towards youth facility provision are as follows:

- £1,981 per house
- £297 per two or more bedroom flat<sup>13</sup>
- contributions from large-scale retail, leisure or tourist development towards youth programmes: calculated on a case by case basis.

## Education development contributions requirements: example

**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 area.**

### 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                | 10x£187 = £1,870 | 10x£1,949 = £19,490 | 10x£1,981 = £19,490 | NA                            | NA            | NA             |
| 5 two bedroom flats      | 5x£28 = £140     | 5x£292 = £1,460     | 5x£297 = £1,485     | NA                            | NA            | NA             |
| 5 one bedroom flats      | NA               | NA                  | NA                  | NA                            | NA            | NA             |
| <b>Sub total</b>         | <b>£2,010</b>    | <b>£20,950</b>      | <b>£21,295</b>      |                               |               |                |

### Total education cost

|                   |         |
|-------------------|---------|
| Nursery education | £ 2,010 |
| Primary school    | £20,950 |
| Secondary school  | £21,295 |

**Total £44,255**

Notes: NA = Not applicable because scheme is below threshold for relevant education facility and/or dwelling type is excluded from requirements

<sup>13</sup> This is produced by multiplying the DfES cost multiplier (2003/04) of £11,322 per place by the product per house of 0.175 children or 0.02625 per two or more bedroom flat.

## 4.3 Libraries

### Background

4.3.1 The County Council has a legal duty under the 1964 Public Libraries and Museums Act to provide a “comprehensive and efficient” Library service and is the main provider of free public libraries in the county. It aims ‘to offer people in East Sussex the widest opportunity for cultural enrichment, knowledge and information through access to modern library resources’. Libraries are in the forefront of the Council’s strategy for implementing electronic government, providing access to information and a whole range of services. The Council delivers these services through 24 libraries and 2 mobile vans.

### Qualifying development types

4.3.2 The requirements apply to:

- all forms of permanent residential development, including sheltered accommodation and residential homes
- employment uses where these are likely to generate significant numbers of strategic library users who are not resident in the county (such as at Lewes, Crowborough and Hastings).

### Measures and physical requirements

4.3.3 Required works to upgrade existing libraries or to develop new library provision will be to the County Council’s specifications in line with appropriate guidance. New or relocated libraries should be sited with, or close to, other community facilities and be accessible to people with disabilities or mobility difficulties. The minimum size of any new type of a new permanent library is 200 sq ms floorspace, plus any required external space.

### Identification of stresses and assessment of need

4.3.4 The current and future accommodation needs of the Library Service are set out in the County Council’s Annual Library Plan and daughter documents, Council Plan and Capital and Corporate Asset Management Plan (see Part 3 for identified local stresses).

4.3.5 The specific impact of a new development scheme on identified library provision needs will depend on:

- the scale and composition of the development
- the location and siting of any existing library and the area that it serves
- the catchment population in the area of any existing library
- the adequacy of any existing library floorspace to serve the size of community which forms its catchment
- the suitability of the existing library
- its proximity to other libraries and the range of services available in them.

### Minimum development threshold

4.3.6 The recommended minimum development thresholds are as follows:

- **all forms of library provision in identified Stress Areas (see Part 3):** 15 dwellings
- **development elsewhere:** thresholds for will be determined on a case-by-case basis
- **large scale employment developments (e.g. 5,000 sq ms floorspace):** where they would generate significant demand for use of strategic libraries by workers who commute in from outside the county.

### Calculation of costs

4.3.7 Development should bear the full cost of library start-up facilities needed to support it. The provision of a new permanent library costs<sup>14</sup> £2,415 per sq m (2003 figures). Land provision costs will be calculated on a case-by-case basis. The approach to calculating costs and, where available, details of costs, are given below for each type of library facility.

<sup>14</sup> This figure comprises construction costs of £1,265 per sq m and the cost of initial stock of books and ICT equipment etc. of £1,150 per sq m).

## Detailed approach for specific types of library facilities

### Strategic libraries

4.3.8 The 12 strategic libraries provide the core network and a wider range and depth of services. They are strategically situated in important centres of population and comprise the main libraries and the major community libraries.

### Main libraries

4.3.9 The 3 main libraries<sup>15</sup> are at:

- Hastings
- Eastbourne
- Bexhill.

### Major community libraries

4.3.10 The major community libraries<sup>16</sup> are at:

- Lewes, Peacehaven and Seaford (in Lewes district)
- Battle and Rye (in Rother)
- Crowborough, Hailsham, Heathfield, Uckfield (in Wealden).

### Calculation of costs

4.3.11 The contributions requirements are as follows:

- **main libraries:** £170<sup>17</sup> per dwelling (plus land costs)
- **major community libraries:** £120<sup>18</sup> per dwelling (plus land costs)
- **employment use development contributions:** calculated on a case by case basis.

### Satellite libraries

4.3.12 The satellite libraries are generally smaller, serve smaller catchment populations<sup>19</sup> and provide a narrower range and shallower depth of services. The 12 satellite libraries comprise the community libraries at:

- Ringmer, Newhaven, (Lewes)
- Forest Row, Pevensey Bay, Polegate, Wadhurst, Mayfield, Willingdon, (Wealden)
- Hampden Park, Langney, (Eastbourne), (Rother)
- Hollington, Ore (Hastings).

### Calculation of costs

4.3.13 The contributions requirements for satellite community libraries are: £120<sup>20</sup> per dwelling (plus land costs).

### Mobile libraries

4.3.14 Mobile libraries aim to serve smaller (and mainly rural) communities<sup>21</sup> and, also, users with particular needs (e.g. elderly/disabled people). There are 2 mobile libraries currently in operation which are based at:

- Hastings
- Polegate.

4.3.15 An extension to the mobile library service may be justified in relevant areas (locations which are physically remote and not well connected to a library by public transport) where new development is likely to generate regular users of the service, especially development providing accommodation for the less mobile such as elderly, disabled or infirm people and those on low incomes.

<sup>15</sup> Main libraries serve a population of at least 60,000 people living within a 4.5 kilometre radius.

<sup>16</sup> Community libraries generally serve a population of 6,000 or more living within a 4.5 kilometre radius, where the library is more than 4.5 kilometres away from any other library.

<sup>17</sup> The per dwelling cost for contributions towards main libraries is calculated by multiplying the overall cost per square metre (£2,415) by the floorspace requirement per new dwelling (0.07m<sup>2</sup>). The latter is based on a standard of 32 sq ms of floorspace per 1000 population.

<sup>18</sup> The per dwelling cost for contributions towards strategic community libraries is calculated by multiplying the overall cost per square metre (£2,415) by the floorspace requirement per dwelling (0.05m<sup>2</sup>), plus land. The floorspace requirement is based on a standard of 23 sq ms of floorspace per 1000 population.

<sup>19</sup> Typically, they serve urban areas where the library is within 4.5 kilometres of a major or any other strategic library but not within 1.5 kilometres of type of library)

<sup>20</sup> The per dwelling cost for contributions towards community libraries is calculated by multiplying the overall cost per square metre (£2,415) by the floorspace requirement per new dwelling (0.05m<sup>2</sup>). The floorspace requirement is based on a standard of 23 sq ms of floorspace per 1000 population

<sup>21</sup> Generally less than 6,000 people (i.e. less than 2,750 dwellings) that are also more than 3 kilometres away from a permanent library.

### Calculation of costs

4.3.16 The contributions requirements are as follows:

- £187 per dwelling<sup>22</sup>
- appropriate contributions to the provision of a suitable parking and/or turning area for the library vehicle, if necessary.

### Electronic access to library facilities

4.3.17 Electronic access to library and wider governmental and community services and information may be provided in relatively remote communities<sup>23</sup>. The need for such provision will be determined on a case-by-case basis and should be in the form of a supervised computer terminal in a community building that is easily accessible to the public.

### Calculation of costs

4.3.18 Set up costs are £2,000 plus annual charges for internet access. Contributions will be calculated on the basis of the proportionate increase in the residential population the development creates.

### Library development contributions: example:

#### Development scheme of 100 dwellings in community library Stress Area (building needs relocation and upgrading )

100 (dwellings) x £120 (cost per dwelling of upgrading library) = **£12,000 (plus any land costs)**

<sup>22</sup> This is based upon the cost for providing an extension to an existing mobile service (20 minute stop), calculated at approximately £500 per year which capitalised over 5 years is £2,500 and applying observed usership of library services and the average dwelling occupancy rate.

<sup>23</sup> Generally communities that are more than 3 kilometres from a permanent library, particularly in rural areas that are poorly served by public transport.

## 4.4 Social Services

### Background

4.4.1 The County Council's Social Services Department works with other agencies to provide for a range of personal and community services to help meet the care and support requirements of individuals and groups in need. This includes procurement or provision of day and family centres, residential care homes and play and youth schemes. It has a property portfolio of over 90 buildings.

### Qualifying development types

4.4.2 The requirements apply to:

- residential development, including sheltered housing and retirement homes
- any other specialist development placing concentrated pressure on social services.

### Measures and physical requirements

4.4.3 Social services requirements may be met, as appropriate, by provision of dedicated facilities, disabled/mobility access to operational buildings, suitable capacity within any required community facilities or flexible design of buildings at local centre to allow for ready conversion to social service facility at later date, when needed.

### Identification of stresses and assessment of need

4.4.4 The entire county is classified as a potential Stress Area for the purposes of assessing the need for development to contribute towards social services provision. The identification of social services infrastructure/facilities stresses will take account of the Social Services Delivery Strategy, the department's Capital Programme, the County Council Asset Management Plan and any other relevant considerations.

4.4.5 Identified priorities in the "Asset Management Plan" include:

- care facilities for the elderly
- intermediate care facilities
- facilities and services for people with learning disabilities
- mental health facilities
- facilities and services for children with disabilities
- disabled/mobility access to buildings.

4.4.6 The requirement for development to contribute towards improved social services facilities will depend upon the scale and particular composition of residential development and will be assessed on a case-by-case basis. Development proposals such as accommodation for the elderly or those with special needs which concentrate pressure on social services facilities and resources will be very carefully assessed.

### Minimum development threshold

4.4.7 The recommended minimum development thresholds are:

- large scale (e.g. 100 dwellings) residential developments which create additional pressure on services
- any major development (e.g. 15 or more homes) catering for special needs (e.g. sheltered housing/retirement homes) which places stress on social services.

### Calculation of costs

4.4.8 Actual cost requirements will be determined by the Council's Social Services Department on a case-by-case basis in consultation with other service/infrastructure providers and the developer.

## 4.5 Waste management and recycling

### Background

4.5.1 The County Council is the Waste Planning and the Waste Disposal Authority for the county's administrative area. The East Sussex District Councils are responsible for household and other municipal waste collection.

4.5.2 The County Council is jointly responsible with the District Councils for the recycling of household waste. It has direct responsibility for the provision and management of the county's 12 household waste recycling sites (civic amenity sites). These receive waste arisings from households that may not be collected by the District Councils during their normal waste collection rounds.

4.5.3 The County Council and Brighton & Hove City Council have recently awarded the waste disposal contract for their administrative areas to Onyx Aurora.

4.5.4 Requirements for major new development to provide recycling facilities (such as bring banks) for use by the public are set out in the District Council's (adopted and emerging) local plans and the emerging Waste Local Plan being prepared jointly by the County Council and Brighton & Hove City Council.

### Qualifying development types

4.5.5 The requirements for development contributions towards increasing the capacity of household waste recycling sites apply to all types of residential development.

### Measures and physical requirements

4.5.6 The additional need for household waste facilities/capacity generated by new development may be addressed, as appropriate, by:

- on-site measures, where there is suitable scope<sup>24</sup>
- site enlargement and additional capital equipment where on-site measures are insufficient and enlargement is both achievable and acceptable in planning terms
- the provision of a new or replacement site where neither of the above are feasible/acceptable (subject to the procurement of a suitable site).

### Identification of stresses and assessment of need

4.5.7 The requirements for new development to contribute towards the provision of household waste management and recycling facilities will generally be guided by the adopted Structure Plan, the emerging Waste Local Plan, the forthcoming Municipal Waste Strategy and other relevant strategies. Current stresses have been identified by the County Council's Waste Management Group. These include "Estimated Current Capacities" which take into account the environmental and traffic considerations as well as physical capacity.

<sup>24</sup> The on-site capacity of civic amenity sites may be improved by:

- greater frequency of collection
- provision of new capital equipment
- environmental mitigation measures
- traffic management measures
- increased hours of operation.

### Minimum development threshold

4.5.8 The recommended minimum development thresholds are:

- in Stress Areas: 15 dwellings
- elsewhere: large scale residential use.

### Calculation of costs

4.5.9 The required contribution per dwelling (the cost multiplier) are as follows:

- on-site measures: £21 per dwelling costs<sup>25</sup>
- site enlargement: £41 per dwelling)<sup>26</sup>
- a new site: £59 per dwelling<sup>27</sup>.

plus, an additional, proportionate contribution towards the costs of any necessary environmental mitigation and/or traffic management measures.

#### Waste management development contributions: example:

##### Development scheme of 100 dwellings in waste management stress area (site needs enlargement)

100 (dwellings) x £41 (cost per dwelling of site enlargement) = **£4,100**

<sup>24</sup> The on-site capacity of civic amenity sites may be improved by: greater frequency of collection, provision of new capital equipment, environmental mitigation measures, traffic management measures, increased hours of operation.

<sup>25</sup> The £21 cost multiplier is calculated by multiplying the average waste management site area (per household) of 0.13m<sup>2</sup> by £158 (where this is the cost per m<sup>2</sup> of upgrading a facility from 9m<sup>3</sup> skips to 30m<sup>3</sup> containers).

<sup>26</sup> The £41 cost multiplier is calculated by multiplying the average waste management site area (per household) of 0.13m<sup>2</sup> by £315 (where this is the cost per m<sup>2</sup> of extending a site – based on the most recent example).

<sup>27</sup> The £59 cost multiplier is calculated by multiplying the average waste management site area (per household) of 0.13m<sup>2</sup> by £451 (where this is the cost per m<sup>2</sup> of new site provision – based on the most recent example).

## 4.6 Environment, countryside management and rights of way

### Background

4.6.1 As Highway Authority, the County Council manages an extensive rights of way network of paths, bridleways and byways. The Countryside & Rights of Way Act 2000 (CROW) and The Disabled Disability Act 1995 (DDA, 1995) have placed additional responsibilities on the County Council in relation to providing and promoting access for the mobility impaired, to the countryside and rights of way network.

4.6.2 The Council also owns or manages a number of country parks and nature reserves of and, with other relevant agencies, plays a major role in protecting and enhancing the county's environment and its wildlife, landscapes and habitats. It has extensive powers under relevant nature conservation legislation, including the designation of local nature reserves.

### Qualifying development types

4.6.3 The requirement for development contributions applies to all development types that would place stress on the rights of way network and/or country parks/nature reserves owned or managed by the County Council. This requirement includes residential, leisure, recreational, tourism and industrial/commercial development proposals which:

- involve the loss of any part of a country park or nature reserve or other important environmental resource
- damage any country park or nature reserve or other important environmental resource through the additional pressure the proposal would place on these
- fracture the rights of way network
- entail large scale non-residential development (business, leisure, tourism etc) that would place additional pressure on the rights of way network.

### Measures and physical requirements

4.6.4 Measures required to remedy harmful impacts of new development on the rights of way network or country park/nature reserve for which the County Council has a major responsibility may include:

- development/maintenance of the footpath/bridleway network, particularly in urban fringe areas
- restoration and enhancement of the rights of way network by repairs or upgrading of existing paths, bridges, stiles, way marking/signage and interpretative facilities, and/or the creation of new paths to improve the integrity of the network and disperse pressures
- development of countryside management schemes in relevant areas, including Council owned or managed country parks etc.
- improving local access to the countryside, including the use of local access agreements; contributions towards improved recreation provision including, for example, country parks
- maintaining and improving access and signage etc. in areas of outstanding natural beauty
- improved access to the rights of way network for families with small children in buggies disabled people. This includes people of all ages who experience and who represent all ages groups
- measures for the protection and/or management of woodland etc.
- contributions for nature conservation and the management of nature conservation sites.

4.6.5 Where development impacts upon important environmental resources, it will be necessary to implement suitable mitigation measures and, where appropriate, to make equivalent compensating provision off-site.

## Identification of stresses and assessment of need

### Stress Areas

4.6.6 The assessment of the stressed parts of the rights of way network and associated problems has been provided by the County Council's Countryside Management Group, informed, as appropriate, by relevant strategies and programmes. Together with, the principal country parks and nature reserves owned or managed by the Council, this stress assessment is set out in Part 3.

4.6.7 Other sensitive and important open spaces (including woodland) are scheduled in relevant local plans and associated SPG, and in the business/service plans and strategies of other relevant organisations (for example, High Weald Forum, Sussex Downs Conservation Board).

4.6.8 The assessment of local stresses and required remedial programmes will be developed further in subsequent versions of this SPG, taking account of:

- the recent establishment by the County Council of an Access Forum with key stakeholders to advise on the preparation of the required Rights of Way Improvement Plan under CROW
- the preparation (currently underway) of an Access for All Strategy in response to the DDA. Amongst the initiatives currently being developed are the introduction and promotion of Circular Walks designed to improve the access to countryside with tourism and rural economic regeneration in mind and the development of Wren Walks around towns and villages aimed at increasing access for families, disabled people and people with mobility difficulties.

## Assessment of impacts

4.6.9 Assessments of the impact of development and consequent development contribution requirements will take account of:

- the identified needs and stresses
- the type, scale and composition of development
- the relevant management strategies, guidance and development plan policies
- proximity to the rights of way network. As a guide, residential development in towns and villages is likely to place additional pressure on the rights of way network in the countryside fringe of the settlement, as far as 5 kms for the large towns such as Eastbourne and Hastings and as far as 2 kms for smaller settlements
- physical impact on the integrity of the network
- proximity to, and physical impact on, the landscape/wildlife/habitat affected and its value/sensitivity. As a guide, residential and other uses such as leisure and tourism development are likely to place additional pressure on country parks and nature reserves, where that development is within 5 kms of the park/reserve.

## Minimum development threshold

4.6.10 The recommended minimum thresholds are:

- **proposals, which involve the loss of or directly harm any part of a country park or nature reserve or other important environmental resource or fracture the rights of way network:** no minimum
- **proposals, which place pressure on the rights of way network: and require corresponding upgrading of such facilities:** in the interim, residential development of 15 or more dwellings or large scale (e.g. 5,000 sq ms floorspace) employment, retail, leisure, or tourism development
- **proposals which place pressure on or country park/nature reserves or countryside management generally:** large scale development (e.g. 5,000 sq ms employment, retail, leisure or tourism uses or 100 dwellings).

## Calculation of costs

4.6.11 The calculation of development contribution requirements will be considered further in subsequent revisions to the document, taking account of the outputs from the Access Forum and Access Strategy and other relevant initiatives. The interim approach is as follows:

- **additional pressure on the rights of way network:** £20 per dwelling (the cost multiplier)<sup>28</sup>
- **all other impacts:** case-by-case basis.

## Illustrative costs

4.6.12 Illustrative costs for measures to upgrade rights of way are given below.

|  |                      |
|--|----------------------|
| Provide all weather surface/footpath (1.5 metres wide) | £20 per linear metre |
| Bridge (disabled accessible)                           | £1,240               |
| Provision of a stile                                   | £150                 |
| Provision of a finger post                             | £120                 |

### Environment development contributions requirements: example

**Development proposal to build 50 dwellings on the edge of a medium sized town whose countryside fringe rights of way network is stressed (requires replacement gates and bridge, new waymarking and some re-surfacing). The development is also close (1 km) to a popular country park suffering from visitor pressure.**

50 x £20 (cost multiplier per dwelling) = £1,000

Negotiated contribution towards country park management plan and enhancements = £1,000

**Total     £2000**

<sup>28</sup> The cost multiplier is calculated by dividing the current estimated cost of upgrading the rights of way network (£4.2 million) by the number of households in the County (215,000).

## 4.7 Economic development

### Background

4.7.1 The County Council's Strategic Economic Development Group works with the District Councils and other agencies and the private sector to promote sustainable economic development in the county. In this role, it focuses its energies and resources on identified strategic regeneration projects. Current agreed responsibilities and priorities include:

- supporting the South East of England Development Agency (SEEDA) Taskforce in the regeneration of Hastings/Bexhill
- the regeneration of Newhaven through the promotion of infrastructure and other improvements
- strategic rural regeneration
- the promotion of broadband internet access
- the promotion of enterprise hubs
- improved workforce training and education.

### Qualifying development types

4.7.2 Development contributions may be sought from:

- any large scale development with important implications for the local economy
- any development involving the significant net loss of viable business land.

### Measures and physical requirements

4.7.3 Development contributions may be sought, as appropriate, to help:

- compensate for any associated loss of business land, including existing allocations (where this is otherwise acceptable)
- maximise opportunities to develop the local skills base and business performance/ infrastructure
- improve the balance between the numbers and distribution of homes and jobs
- improve the environment of industrial and commercial areas and town centres
- improve strategic infrastructure.

4.7.4 In the majority of cases, the County Council will play an advisory role, working through, and in partnership with, the District Councils and other economic development agencies. The County Council will only assume a lead role where key strategic economic development projects are affected and in agreement with the Districts and other economic development stakeholders.

### Identification of stresses and assessment of need

4.7.5 The strategic priority/Stress Areas for economic regeneration are identified in Part 3. Further information on these areas and the economic circumstances of the county is available in the Structure Plan, Regional Planning Guidance for the South East, SEEDA's Regional Economic Strategy and the East Sussex Economic Partnership's Economic Strategy. Details of local town centre and other regeneration strategies and programmes may be obtained from the East Sussex District Councils and their local plans.

4.7.6 Assessment of the need for development to contribute towards strategic economic development and regeneration measures will take into account:

- the type, scale and composition of the development
- its impact on the local economy
- local economic designations, priorities, strategies and programmes.

### Minimum development threshold

4.7.7 The recommended minimum development thresholds are as follows:

- **strategic economic regeneration:** large scale development (e.g. 100 dwellings or 5,000 sq ms floorspace)
- **development (excluding waste uses) involving the loss of viable business land/sites:** 1 hectare/3,000 sq ms floorspace.

### Calculation of costs

4.7.8 These will be determined by the County Council on a case-by-case basis in consultation with the local planning authority, other relevant economic agencies/groups and the developer.

## 4.8 Archaeology

### Background

4.8.1 The County Council has responsibility for the creation and maintenance of the Sites and Monuments Record (SMR) for the county, an inventory of over 6,000 archaeological sites. Responsibility for protection of Scheduled Ancient Monuments lies principally with English Heritage.

4.8.2 The County Archaeologists provide specialist advice to planning authorities and developers on the impact of development on archaeological remains. They serve as archaeological consultants, advising on the appointment of contractors for investigation, recording, analysis, archiving and reporting on archaeological structures or remains. Occasionally, the County Council is also responsible for the development of programmes to maintain and enhance archaeological and historic features, including provision of management and interpretation schemes and public access. The County Council also provides assistance to other bodies and leads other projects associated with the conservation and promotion of the historic environment.

### Qualifying development types

4.8.3 All development proposals affecting known archaeologically important sites or areas of potential archaeological interest.

### Measures and physical requirements

4.8.4 Appropriate measures to protect and/or enhance an archaeologically important site will be identified on a case-by-case basis and may include:

- developers commissioning relevant site investigation/recording/analysis work with over-sight management by the County Archaeologist
- contributions towards conservation/archiving/storage of finds (including at museums)
- contributions towards site interpretation (e.g. signage on site or museum display) and management measures
- provision of public access agreements
- management frameworks for the monitoring and management of an adjacent archaeologically important site to ensure that, for instance, increased leisure use on a field containing earthworks beside a housing

development, or changes to water quality on a wetland site do not have a detrimental effect on remains.

### Identification of stresses and assessment of need

#### Stress Areas

4.8.5 Part 3 identifies the broad archaeological stress areas. These Archaeologically Sensitive Areas (ASAs) are designated by East Sussex County Council and adopted by the East Sussex District Councils. They are formed as land parcels that include both Scheduled Ancient Monuments and their non-scheduled surrounds or that include either non-scheduled sites of national importance or single monuments or groups of monuments of local or regional archaeological significance. They include most historic village cores and the areas around older churches. However, the SMR and appropriate designations in local plans should always be consulted to check the full range and details of these ASAs.

#### Assessment of need

4.8.6 “PPG16; Archaeology and Planning” encourages early consultation with the County Council as the relevant expert archaeological body on all relevant development proposals.

4.8.7 All development proposals affecting known archaeologically important sites or areas of potential archaeological interest should be accompanied by an assessment of their archaeological implications, this may include desk-top survey and a variety of archaeological fieldwork. Archaeological remains and their settings should be protected from the adverse impacts of development by appropriate measures. Where development is acceptable, in situ preservation is almost always preferred to preservation by record i.e. excavation. Finds should be appropriately recorded and archived. Site maintenance and enhancements should be provided for where appropriate. Details of requirements are set out in PPG16, Structure Plan policies EN 22 to EN25 and relevant local plans.

### Minimum development threshold

4.8.8 The general requirements apply to all types and scale of development affecting sensitive or potentially sensitive archaeological sites.

### Calculation of costs

4.8.9 Actual costs will be identified on a case-by-case basis (for example; cost of providing interpretative board on site = £1,500).