

Planning Obligations: Explaining Contribution Calculations

Use our contributions calculators to find out how much you may be liable to pay. You need to add various inputs, such as parking spaces, housing totals, and commercial floorspace.

Visit our website to download the calculators: www.westsussex.gov.uk/s106.

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Assessment of Additional Needs

Additional needs for services are assessed by calculating the additional population likely to come from a proposed development.

The figures in the table below show the **occupancy rates** from Census 2011 (number of people) per dwelling type and size for open market and social housing. These rates are used to calculate the additional population likely to come from a proposed development. For an outline planning application, where the housing mix is not yet determined, the average occupancy rate is 2.5 persons per dwelling.

Dwelling Size	Occupancy Rate (House)	Occupancy Rate (Flat)
1 bed	1.5 persons	1.3 persons
2 bed	1.9 persons	1.9 persons
3 bed	2.5 persons	2.4 persons
4+ bed	3.0 persons	2.8 persons

Exclusions and reductions are as follows.

- Demolished or converted dwellings, excluding those that have been vacant for five or more years, are subtracted from the gross gain. The population from such dwellings will be deducted according to the type of accommodation and relevant occupancy rate, so we are looking for the *net* increase in residents.
- Demolition of existing bedsit accommodation (with an assumed occupancy of one person) is excluded for all services except those for children and young people as it is unlikely that bedsits will accommodate children.
- In Horsham and Mid Sussex districts, a 33% reduction of the additional population from all social housing units is granted due to the number of concealed households moving into the development. Concealed households are households currently living with friends and relatives because they are unable to gain access to the housing market.
- In the districts and boroughs of Adur, Arun, Chichester, Crawley, and Worthing, no contributions are required for social-rented housing but contributions for other types of affordable housing may be required, including help-to-buy schemes.
- Contributions are not sought from developments of sheltered housing for the very frail elderly or care homes.

Adults' Services

We provide a range of services to support older people and people with a disability or mental health need. These services include day centres, care homes, housing schemes, and shared use of community facilities. As new development may increase demand and pressure on existing facilities, we may request contributions for either new infrastructure or extensions to those facilities.

Education and Schools

We have a statutory responsibility to provide education for all children of school age, normally ages four to 16, and to ensure sufficient nursery education for three- and four-year-olds in partnership with other sectors.

Our policies for admission of pupils to schools aim to ensure that parents can normally expect places for their children at the schools serving the area in which they live.

The housing and population characteristics of the wider area will provide a guide in the assessment of the likely age profiles and additional children arising from the proposed development. The average standards are set out in the table below.

School Type	Child Product
Primary (ages 4 to 11)	25 per 100 dwellings
Secondary (ages 11 to 16)	18 per 100 dwellings
Secondary (ages 16 to 18)	4 per 100 dwellings

Note that for children aged 16-18, the child product is 7 pupils per 100 dwellings, assuming a 100% cohort survival rate. In West Sussex, however, the average rate for pupils progressing from Year 11 to Year 12 and 13 is 54%. This, in effect, means a reduction from 7 pupils per 100 dwellings jointly for the two-year groups to 4 pupils per 100 dwellings.

We have adopted the Department for Education's average build cost multipliers with regional adjustment factors. Where the cost multiplier has not been updated for the new financial year, the most recent cost multiplier will be used and updated according to the relevant change in the Royal Institution of Chartered Surveyors' Building Cost Information Service's All-In Tender Price Index.

These cost multipliers are building costs per pupil place, derived from data collected by the Department for Education (formerly the Department for Children, Schools and Families) on the actual costs of enlarging existing schools and building new schools. The cost multipliers include fixed equipment costs and fees but exclude the costs of providing loose equipment.

The WSCC calculator is used for smaller developments where contributions are sought for the improvement and expansion of **existing** schools. Strategic developments with pupil numbers greater than the local schools have capacity to take or expand to, are subject to bespoke requirements.

'Early Years' provision should be included alongside new primary school sites.

Calculating Contributions

Financial contributions for school infrastructure are broken up into three categories: primary, secondary, and sixth form. Depending on the existing local infrastructure, only some or none of these categories of education will be required.

Where the contributions are required, the calculations are based on the additional amount of children, and thus school places, that the development would generate, referred to as TPR (**total places required**). The TPR is then multiplied by the

Department for Education's school building costs per pupil place, known as the cost multiplier.

- Education Contributions = TPR x cost multiplier

The TPR is determined by the number of year groups in each school category multiplied by the **Average Child Product** (ACP).

- TPR = Number of year groups x ACP

Year groups are set out in the table below.

School Type	Number of Year Groups
Primary	7 year groups (ages 4 to 11)
Secondary	5 year groups (ages 11 to 16)
Sixth Form places	2 year groups (ages 16 to 18)

Average Child Product is the adjusted education population multiplied by the average amount of children, taken to be 14 children per year of age per 1,000 persons for houses and bungalows (average figure taken from 2001 Census). For flats and maisonettes, the average number is five children per year per 1,000 persons.

- Child Product = Adjusted Population x 14/1,000 (or 5/1,000 for flats)

The adjusted education population for the child product excludes population generated from one-bed units, sheltered, and 55+ age-restricted housing, and social-rented housing on a district by district basis according to supplementary planning guidance, as a nil child product is assumed for these dwellings.

The **cost multiplier** is a figure released by the Department for Education. It is a school building cost per pupil place as at 2019/2020, updated by Royal Institute of Chartered Surveyors' Building Cost Information Service's All-In Tender Price Index.

The cost multipliers are set out in the table below.

School Type	Cost Multiplier
Primary	£18,370 per child
Secondary	£27,679 per child
Sixth Form places	£30,019 per child

To find out whether education contributions are required, check the locality table and education maps on our website: www.westsussex.gov.uk/s106.

Other Services for Children and Young People

Contributions will be sought where necessary towards youth provision and other facilities such as residential care. Though required for large strategic developments, each development will be considered on a case-by-case basis.

Libraries

As recommended by the International Federation of Library Associations and Institutions, we have adopted standards that relate service provision to population numbers.

The applied average standard is 32m² per 1,000 population, varying from 30m² to 35m². Where a library is unable to meet these standards due to development, a reasonable contribution will be requested towards the service based on the adopted floorspace standards, the library building cost per square metre and the additional population coming from the proposed development.

For catchment populations up to 4,000, service provision will be by means of mobile libraries. For populations of over 4,000, the service will be delivered through built libraries. The type of library will be determined by the size of the catchment population.

Where the best means for the delivery of library services to a new development is a mobile library, you will be required to provide a suitable parking area (with good links to the local transportation network and access to a power supply) and/or a proportionate financial contribution towards the costs of providing and stocking an extra vehicle.

Where the appropriate means for the delivery of library services to a new development is a built library, you will be required to make fair and proportionate contributions towards the costs of providing and stocking a new or improved permanent building, including any necessary land acquisition. Where the existing capacity of a library would not be able to serve new development, the contribution will be calculated as follows:

- Additional Population x Cost per Head of Improvements to Library Services

The needs of the library service will have to be assessed individually and in context. Occasionally, more than one feasible way of meeting those needs within our standards will be identified. For example, improvement of the mobile library service in combination with an enhancement of facilities at the major library in the nearest town could be an acceptable alternative to development of a neighbourhood library, on site or nearby, for about the same overall cost. Therefore, where the library needs of a particular development proposal may be satisfied equally well by one or more alternatives, you will be required to contribute towards the most appropriate solution identified by us.

Calculating Contributions

Two methodologies are used for calculating library infrastructure contributions. These have been locally tailored on the basis of required contributions and the nature of the library in the locality.

Library infrastructure contributions are determined by the population adjustment resulting in a square-metre demand for library services.

The square-metre (SQM) demand is multiplied by a cost multiplier which determines the total contributions:

- Contributions = extra library space required x Cost Multiplier

The **extra library space** is the space in square metres per 1,000 population.

The **square-metre demand** for library floorspace varies across the relevant districts and parishes based on available library infrastructure and the settlement population in each particular locality.

The **local floorspace demand** (LFD) figure varies between 30 and 35 square metres per 1,000 people and is provided with each individual calculation.

- Square Metre Demand = (Adjusted Population x LFD) / 1,000

The **adjusted population** is the sum of the occupancy for the net dwelling increase with the exclusion of social housing increase.

The **cost multiplier** for providing relatively small additions to the floorspace of existing library buildings is currently £5,252 per square metre. This estimated figure was updated by our quantity surveyor for 2018/2019.

Fire and Rescue Services

Fire Hydrants

Works may be needed to fulfil our duty to ensure the provision of an adequate supply of water for fire fighting. Requirements for the provision of fire hydrants affixed to water mains and the carrying out of other works that are necessary to ensure adequate

supplies of water, in terms of both volume and pressure, may be sought either as planning conditions or possibly through a legal agreement.

Adequate access for fire-fighting vehicles and equipment from the public highway must be available and may require additional works on or off site, to comply with Building Regulation BS5588 Part 5 – 2004.

The locations and spacing of hydrants should conform to guidance given by the Fire and Rescue Service and, where possible, such locations will be at main roads, feeder roads or road junctions where they are readily visible.

Full details of the Fire and Rescue Service standards for access roads (including weight requirements) and for water supplies are available on request.

The installation costs of fire hydrants will also be required on developments as a direct cost to the developer, as required under the Fire Services Act 2004.

Infrastructure

In addition to fire hydrants, you may be required to contribute towards the provision of new fire-fighting services or facilities so that we can meet our statutory requirements and prescribed standards of fire cover for the area, as set out in the Fire and Rescue Services Act 2004. The costs will be based on the additional population coming from the proposed development, the cost per square metre of building fire stations, and the infrastructure improvements necessary to serve the proposed development.

Contributions will be used to finance new fire-fighting equipment and services, extensions to fire stations or the provision of new facilities or other fire and rescue infrastructure as necessary, such as fire prevention equipment. Contributions will be based on:

- Additional population x cost per head of fire and rescue infrastructure improvements

Only in relation to largest-scale new developments, such as possibly a new settlement, might contributions be required to cover the full cost of providing an entirely new fire station which is not replacing an existing service. In such cases, it would be expected that land would be provided free of charge.

Calculating Contributions

The contribution for Fire and Rescue Services infrastructure is determined by the population adjustment multiplied by the relevant cost multiplier for the provision of services.

- Fire and Rescue Contributions = Adjusted Population x Cost Multiplier

The **adjusted population** is the sum of the occupancy rates for the net dwelling increase with the exclusion of social housing increase.

The **cost multiplier** is calculated by dividing the total cost of necessary fire and rescue infrastructure within the relevant division by the projected population for 2016. The cost multipliers are set out in the table below.

Division	Cost Multiplier
Southern (Adur, Arun, Chichester, Worthing)	£15 per person
Northern (Crawley)	£105 per person
Northern (Horsham, Mid Sussex)	£57 per person

Waste Management

Contributions for waste management services, such as recycling facilities and waste sites, have not been required since 2011/12. This situation is monitored and improvements may be considered for the future.

Total Access Demand (TAD)

The methodology is based on total access to and from a development.

An infrastructure contribution is required for each occupant or employee provided with a parking space, as they would be more likely to use the road infrastructure.

A sustainable transport contribution is required for each occupant or employee not provided with a parking space as they would be likely to rely on sustainable transport.

- $TAD = \text{Infrastructure contribution} + \text{Sustainable Transport contribution}$

The **infrastructure contribution** is determined by the net increase in car parking spaces, multiplied by our estimated cost of providing transport infrastructure per vehicle. The 2019/2020 cost multiplier is £1,407 per parking space.

- $\text{Infrastructure contributions} = \text{Car parking spaces} \times \text{Cost multiplier}$

The **sustainable transport contribution** is derived from the net car parking increase subtracted from the projected increase in occupancy of the development. The sustainable transport contribution increases where the population is greater than the parking provided. The sustainable transport figure is then multiplied by our estimated costs of providing sustainable transport infrastructure cost multiplier (£703 for 2019/2020).

- $\text{Sustainable transport contributions} = (\text{net car parking} - \text{occupancy}) \times 703$

Occupancy is determined by projected rates per dwelling and projected people per commercial floorspace as determined by us.

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