

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES DIVISION: SECTION 106 CONSULTATION RESPONSE**

DATE: 2nd April 2025

FROM: Naomi Hoyland

DISTRICT COUNCIL: Horsham

Application Number: DC/23/0406

The Provision of Service Infrastructure Related to: Land to the West of Ashington C of E School, Park Lane, Ashington, West Sussex

Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans including reduced housing numbers and modified access off Church Lane)

Without prejudice to the informal representations of the County Council in respect of the above planning proposal, I am writing to advise you as to the likely requirements for contributions towards the provision of additional County Council service infrastructure, other than highways and public transport that would arise in relation to the proposed development.

The CIL Regulations 2010 (as amended by the CIL amendment Regulations 2019) came into force on 1st September 2019 and clarify that an authority collecting contributions through the use of S106 agreements may now lawfully charge a fee for monitoring the planning obligations they contain. From 1st April 2025 West Sussex County Council will increase the S106 monitoring fee to £270 per trigger, per year of monitoring. Financial triggers are monitored for an average of three years and will therefore produce a fee of £810 per trigger, with non-financial triggers taking around six years to fulfil and therefore costing £1620.

The proposal falls within the Horsham District and the contributions comply with the provisions of Horsham District Local Development Framework Supplementary Planning Document- Planning Obligations of June 2007.

The planning obligation formulae below are understood to accord with the Secretary of State's policy tests outlined in the *National Planning Policy Framework, 2019*.

The advice is as follows:

1. School Infrastructure Contribution

- 1.1 The Director for Children and Young People's Services advises that it appears that at present primary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal. Accordingly, contributions would need to be requested. However, the situation will be monitored and further advice on all of the main education sectors, (i.e. Primary/Secondary/Further Secondary) should be sought if this planning application is to be progressed.
- 1.2 We will require 0.1 Ha / 1,000 sqm of land to mitigate the proposed development in the Ashington Neighbourhood Plan with a further 0.44 Ha / 4,400 sqm of land safeguarded to ensure optimum education provision and to secure the future of the school.

cc: Tracey Dunn, WSCC Children and Young People's Services (via email)