

Arun District Council

Infrastructure Capacity Study and Delivery Plan

Phase 2 – Infrastructure Delivery Schedule and Phasing Plan

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Contents

1.	Introduction, Methodology and Context	4
2.	Infrastructure Funding Mechanisms	7
3.	Project Prioritisation	9
4.	Development Scenario	10
5.	Indicative Representation and Assumptions Applying to Infrastructure Planning	12
6.	Infrastructure Costs	18
7.	Infrastructure Delivery Plan (Site Based).....	20
	DISTRICT WIDE:	20
	ON/OFF SITE PROVISION AT ALL SITES - to be delivered through Planning Conditions/s106/Industry Statute:	21
	PAGHAM SOUTH.....	22
	PAGHAM NORTH.....	24
	WEST OF BERSTED.....	26
	BARNHAM/EASTERGATE/WESTERGATE (BEW)	28
	FONTWELL	31
	YAPTON.....	32
	FORD	34
	CLIMPING	36
	LEGA (WEST BANK LITTLEHAMPTON).....	38
	ANGMERING NORTH	40
	ANGMERING SOUTH AND EAST.....	42
8.	Infrastructure Delivery Plan (Project Phasing Based)	43
	Annex 1 – Infrastructure Project Pro-forma.....	55

1. Introduction, Methodology and Context

- 1.1 **The Arun District Council Infrastructure Delivery Plan is presented in two parts. *Phase 1: Infrastructure Requirements for Spatial Strategy Options* provides the context to infrastructure planning in support of the Local Plan, and sets out the underlying justifications and evidence of requirements.**
- 1.2 **This document, *Phase 2: Infrastructure Delivery Schedule and Phasing Plan (IDSPP)*, supports and supplements the information in Phase 1 and refines the requirements to mitigate the impacts from delivery of the key Strategic Sites. Both of these reports have been prepared in order to inform the evidence base that supports the Main Modifications to the Arun Local Plan, and they should be considered together.**
- 1.3 The provision of infrastructure is a very important issue for local communities affected by development. The delivery of the right levels and type of infrastructure is essential to support new homes, economic growth and the creation of sustainable communities. Infrastructure planning ensures that local infrastructure needs are properly planned for, funded and provide in parallel with planned development in the district
- 1.4 The National Planning Policy Framework (NPPF) published in March 2012 requires Local Plans to plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies set out elsewhere in the Framework (para 157. Specifically, local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands. The NPPF also states that it is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan (para 177).
- 1.5 Planning Practice Guidance was launched in March 2014, and is an online resource updated as required. The guidance states that a Local Plan is an opportunity for the local planning authority to set out a positive vision for the area, but the plan should also be realistic about what can be achieved and when (including in relation to infrastructure). This means paying careful attention to providing an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought on stream at the appropriate time; and ensuring that the requirements of the plan as a whole will not prejudice the viability of development.
- 1.6 The Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development. This may help in reviewing the plan and in development management decisions. For the later stages of the plan period less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain. If it is known that a development is unlikely to come forward until after the plan period due, for example, to uncertainty over deliverability of key infrastructure, then this should be clearly stated in the draft plan.

- 1.7 Where the deliverability of critical infrastructure is uncertain then the plan should address the consequences of this, including possible contingency arrangements and alternative strategies. The detail concerning planned infrastructure provision can be set out in a supporting document such as an infrastructure delivery programme that can be updated regularly. However the key infrastructure requirements on which delivery of the plan depends should be contained in the Local Plan itself.
- 1.8 The emphasis for this IDSPP is therefore to identify the detailed infrastructure necessary to deliver the development included within the Local Plan; it does not seek to change the development strategy which was tested through that process. The process has involved ongoing consultation with stakeholders and service providers, to identify the specific requirements of the allocated sites and development strategy, with particular reference made to phasing and funding arrangements.
- 1.9 As with Phase 1, the following infrastructure has been assessed in light of the detailed locations and specific quantities of the development proposed:
- Education
 - Transport
 - Water supply
 - Wastewater network and treatment
 - Flood risk
 - Health and social care
 - Telecommunications
 - Utilities
 - Waste
 - Green Infrastructure and Habitats
 - Social infrastructure
- 1.10 The Delivery Plan set out in this document provides a range of information. They show the district wide requirements of the development scenario, as well as the site specific requirements arising from each strategic allocation. They also show the significance of the project; the cost of infrastructure; the likely funding arrangements, and the phasing period when that item is likely to be needed.
- 1.11 Service providers and key stakeholders were again contacted to further refine the requirements identified in Phase 1. Annex 1 provides an example of the pro-forma distributed to those organisations which allowed them to further specify what infrastructure would be required, when it would be required and how much it was likely to cost. This information was then supplemented through further discussions, meetings and background studies to provide the basis for this IDP. The source of the information for the IDP is set out in the Section 8 Infrastructure Phasing Plan.
- 1.12 The estimated costs are given where known, with the majority likely to be directly funded through development by either Section 106 (developer contributions) or Community Infrastructure Levy payments. The approach to the use of these payments is explained in section 3. A number of projects identified do not have a cost associated with them. These are likely to be the responsibility of infrastructure providers and

identified and funded through their rolling management plans; for example the Water Company Asset Management Plans, or expected to be delivered by the developers in-line with development to ensure policy compliance for example open space provision, sustainable urban drainage systems. All development will be required to contribute to infrastructure needed to make the development *'acceptable in planning terms'*.

- 1.13 This IDP is intended to support the delivery of the Local Plan over the duration of the plan period. For that reason, it is intended that the IDP will be subject to review and updates over time.

2. Infrastructure Funding Mechanisms

2.1 There are a variety of options for infrastructure to be funded. As far as possible the IDP will identify the most suitable delivery mechanism and funding source for each of the schemes. There are several key sources of funding that the planning system can influence.

Community Infrastructure Levy

2.2 The Community Infrastructure Levy was introduced in April 2010 through the Community Infrastructure Levy Regulations. The Levy was introduced as a 'tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area'. CIL provides a useful tool to pay for more general infrastructure which isn't specifically linked directly to a development. It provides for a consistent approach to asking developers to contribute to infrastructure, and is established as a tariff on development, charged by the square metre, which developers are required to pay as part of the planning and development process.

2.3 The levy delivers an alternative funding for charging authorities to carry out a wide range of infrastructure projects that support growth and benefit the local community. It is not expected to pay for the entire infrastructure required, but it is expected to make a contribution. For that reason, agreements under Section 106 of the Town and Country Planning Act 1990 (s106) and Section 278 of the Highways Act 1980 (s278) are still considered an integral part of the system used to secure the infrastructure needed to make development acceptable in planning terms.

2.4 The legislation requires that Local Authorities are clear about infrastructure needs and what developers will be expected to fund and by which route. There should be not actual or perceived 'double dipping', with developers paying twice for the same item of infrastructure. Therefore, in order to ensure that planning obligations and the levy can operate in a complementary way, the levy includes regulations 122 and 123 that:

- Put the Government's policy tests on the use of planning obligations on a statutory basis, for developments that are capable of being charged the levy;
- Ensure the local use of the levy and planning obligations does not overlap; and,
- Impose a limit on pooled contributions from planning obligations towards infrastructure that may be funded by the Levy.

2.5 To ensure that the Levy and s106 contributions do not overlap, local authorities introducing the Levy are required to set out and consult on a Charging Schedule and spending protocol, known as a Regulation 123 list. This list should contain infrastructure types and/or projects that are intended to be funded by the Levy. Section 106 and 278 can then no longer be taken towards any projects set out in the list.

2.6 This IDP does not set out the District Council's aims and priorities regarding CIL. There is no presumption on the introduction of a charge within the District, even though some schemes are listed as being funded through CIL. The IDP forms part of the evidence base and process to help a local authority determine whether to proceed with a CIL charge, highlighting any potential gaps where CIL could make contribution. The District Council will make a decision on whether to introduce CIL at a later date.

Section 106 planning obligations

2.7 The scenario whereby the developer pays to mitigate the impacts of development is commonly referred to as developer contributions. This is the concept whereby all development is required to contribute to infrastructure needed to make the development '*acceptable in planning*

terms'. A planning obligation made under Section 106 of the Town and Country Planning Act 1990 is a developer contribution towards infrastructure to mitigate the impacts of a development proposal. Any contribution should meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010. This states that a planning obligation can **only be taken** into account when determining a planning application for a development, or any part of a development, if the obligation is:

1. **Necessary to make the development acceptable in planning terms;**
2. **Directly related to the development; and**
3. **Fairly and reasonably related in scale and kind to the development.**

2.8 From April 2015, restrictions on pooling contributions apply so that if five or more planning obligations have been entered into since the 6 April 2010, for a specific project or type of infrastructure, no more contributions may be sought. Site specific contributions should still only be sought through planning obligations where this can be justified with reference to the three tests above. Authorities that refer to generic infrastructure (e.g. education), rather than specific projects in s106 agreements, will be unable to collect more than five contributions towards those generic funding pots under the pooling restriction.

2.9 **To meet the tests of lawfulness set out above, any derived costs to be included in s106 agreements must be directly related to the mitigation required. For that reason the costs included within this IDP, relating to site contributions should be treated as indicative only, to aid in the viability testing. All costs included have been apportioned based on a split by total housing numbers, but do not take account of housing mix, tenure etc.**

2.10 **Final costs, and supporting evidence and justification will be provided through the s106 negotiation process.**

Section 278 highway agreements

2.11 A Section 278 highway agreement made under Section 278 of the Highways Act 1980 (as amended) is an agreement between the highway authority and a person allows the developer to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of a planning application. This approach is ideally suited to site specific mitigations on or adjoining the site such as access improvements and junction layouts. The agreements are covered by the CIL regulations and so should not be used for any item of infrastructure that the authority intends to fund through CIL, but they are not subject to the pooling restrictions.

Planning conditions

2.12 The Planning practice Guidance states that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. This may include the provision of infrastructure.

2.13 The National Planning Policy Framework states that planning conditions should only be imposed where they are 'necessary, 'relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects'. It is therefore important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

3. Project Prioritisation

- 3.1 An important part of the IDSP is to provide a prioritisation review of all Infrastructure projects identified to support delivery of the Local Plan. The importance of prioritising key infrastructure investments is likely to become increasingly important as Plan delivery takes shape.
- 3.2 Each project has been assessed against the criteria set out below. This criteria was agreed with Arun District Council and is included as a column within the Infrastructure list following.

CRITICAL	This defines infrastructure that must happen to enable growth, and is needed before any development can take place. They are the first element required to unlock any future works and without them development cannot proceed. They are most common in relation to transport and utilities infrastructure and are usually linked to triggers controlling the commencement of development activity.
ESSENTIAL	This defines infrastructure that is essential and considered necessary in order to mitigate the impact arising from the operation of the development. They are projects that may not need to be in place before actual development can commence, but rather in tandem with development and which is absolutely necessary for a functioning community such as school places, public transport services. They are usually linked to triggers controlling the occupation of development sites.
HIGH PRIORITY	This defines infrastructure that is required to support the wider needs of the community, but would not necessarily prevent development from occurring. This type of infrastructure is more dependent on choice rather than from additional pressure, meaning that development may be required to contribute towards them, but it is not essential such as community facilities, libraries and sports facilities. They are usually linked to triggers controlling the completion of development sites.
DESIRABLE	This defines infrastructure that is required for sustainable growth and to meet community aspirations, but is unlikely to prevent development. These infrastructure requirements are those schemes/proposals relating to place making which make development of the highest quality, and may be needed to fulfil a community need that is not affected by development.

4. Development Scenario

4.1 The Local Plan identifies the following Strategic Allocations within the Local Plan Main Modifications. The delivery of these sites is monitored and updated in the annual Authority Monitoring report. For this detail see the AMR.

Site No.	Location	Units	Employment Land Use	Scenario
1	Pagham South	Dwellings		400
2	Pagham North	Dwellings		800
3	West of Bersted	Dwellings		2,500
3	West of Bersted	Employment	B1, B2, B8	40,000m ²
4	Bognor Regis Enterprise Zone Oldlands Farm	Employment	B1, B2, B8	
4	Bognor Regis Enterprise Zone Salt Box	Employment	B1, B2	
4	Bognor Regis Enterprise Zone Rowan Park	Employment	B1	
4	Bognor Regis Enterprise Zone Former LEC Airfield	Employment	B1	
5	Barnham/Eastergate/Westergate (BEW)	Dwellings		3,000 ¹
6	Fontwell	Dwellings		400
8	Yapton	Dwellings		400
9	Ford	Dwellings		1,500
10	Climping	Dwellings		500
11	Littlehampton Economic Growth Area and Westbank	Dwellings		1,000
11	Littlehampton Economic Growth Area and Westbank	Employment	B1, B2	400m ²
	Greater Littlehampton (2 sites)	Employment	B1, B2	20,000m ²
12	Angmering North	Dwellings		800
13	Angmering South and East	Dwellings		250
14	Angmering (1 site)	Employment	B1, B2	18,000m ²
Total Dwellings				11,550

¹ 3,000 dwellings at Barnham/Eastergate/Westergate is total expectation for the site. 2,300 dwellings are expected within the lifespan of the Plan. This IDP identifies the infrastructure requirements for the 2,300 dwellings to be delivered within the plan period.

4.2 A housing trajectory was used to determine phasing of infrastructure. The trajectory, as of January 2017, is shown below:

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Total Dwellings	0	122	630	1,035	1,000	1,050	1,025	1,000	925	775	725	713	675	525	450

4.3 The revised trajectory also considers a reduced total amount of housing at Climping. The overall total for the site has been reduced from 500 dwellings to 300 dwellings. This will have an impact on the infrastructure requirements identified in this plan, particularly the education provision, and the level of contributions sought for other facilities.

5. Indicative Representation and Assumptions Applying to Infrastructure Planning

- 5.1 **This IDP should be considered a living document, and will be reviewed and updated at regular intervals in due course throughout the plan period.**
- 5.2 The IDP has been subject to exhaustive consultation with service providers to provide the most up to date picture in terms of infrastructure required and the anticipated costs. However gaps in the information remain due to complexities of infrastructure planning and business cycle planning priorities among service providers. The IDP only contains information on facilities that service providers specified as a requirement, at the time of being consulted.
- 5.3 **Consequently, all the costs stated in this document are indicative, to be refined through the planning application and section 106 negotiation process. This process will also provide further evidence of how the obligations sought meet the three tests set out in Regulation 122 of the CIL Regulations.**
- 5.4 A number of assumptions have been used within this IDP to provide an indicative delivery scenario. These assumptions have been used to allow viability calculations to be made and show the deliverability of the Plan. The following section identifies and explains what assumptions have been made and why. The figures presented in this IDP will need to be subject to further examination and refinement during the planning process of each site.

Assumptions:

Overall proportionate split in infrastructure costs between sites

- 5.5 The 'costs' attributed to each site which are to be secured through s106 agreements shown in the Delivery plan, are based on a simple proportion of the total number of houses for each site. This has been used for illustrative purposes only and more detailed calculations based on the final schemes and requirements will need to be undertaken at the planning application and s106 negotiation stage. All of the contributions sought from developers will need to take account of the Community Infrastructure Levy Regulation requirements (not to be tariffed based, must meet 3 tests etc.). The final value of contributions will be influenced by issues such as housing mix, tenure type, changes in demographics etc.

Land values/equalisation calculations

- 5.6 For a number of infrastructure projects, a land or building/accommodation element will be required. The split in costs in the IDP does not take account of land costs at this stage. The IDP specifies the sites where the land/building element is expected to be allocated. In these cases, there will be requirement to include a land equalisation calculation to ensure the provision of land is taken into account in the split of contributions. That calculation will be: ***Infrastructure Cost + Land Value = Total cost to be apportioned***. The land value would then be taken off the contribution of the site providing the land.
- 5.7 The IDP has assumed a number of locations for 'shared facilities'. This has been required in order to define some indicative costs to show the deliverability and viability of the Plan. The precise location of facilities will be set out in Local Plan policy. Any financial contributions towards

these facilities will need to take account of the equalisation calculation above. The assumed locations for the purposes of this IDP for the shared facilities are:

Shared Facility	Assumed Location/Site
1 FE Expandable to 2FE Primary to serve Pagham South and Pagham North (incl land for expansion)	Pagham South
10 FE Secondary to serve whole district (6FE expandable to 10FE)	Ford or BEW
50 new nursery places to serve Pagham South and North	Pagham South
100 new nursery places to serve West of Bersted	West of Bersted
110 new nursery places to serve BEW and Fontwell	BEW
100 new nursery places to serve Yapton, Ford and Climping	Ford
40 new nursery places to serve LEGA	LEGA
40 new nursery places to serve Angmering North and South	Angmering North
New Tier 7 library as part of community centre to serve Pagham South and North	Pagham South
Outdoor Pitch provision - 2 pitches suitable for Football, Rugby and Cricket	West of Bersted
Outdoor Pitch provision - 2 pitches suitable for Football, Rugby and Cricket	BEW
Outdoor Pitch provision - 2 pitches suitable for Football, Rugby and Cricket	Ford
3G Pitch Provision to serve new development in west of district	West of Bersted
3G Pitch Provision to serve new development in east of district	Ford
New GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve developments in south east of the District	West of Bersted
New GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve BEW and Fontwell.	BEW
New GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve south of the district.	Ford

Education Facilities

5.8 The basis for all educational requirements is the Child Product Ratio calculations undertaken by West Sussex County Council. It is these calculations which have determined what schools are needed and what size they need to be. When planning for those schools, the assumed site areas are taken as:

Primary Schools

1fe – 0.9ha – 1.12ha
 2fe – 1.6ha – 2ha
 3fe – 2.3ha - 2.89ha

Secondary Schools

5fe – 4.63ha – 5.83ha
 6fe – 5.40ha – 6.77ha
 7fe – 6.15ha – 7.72ha

8fe – 6.90ha – 8.66ha
 9fe – 7.65ha - 9.61ha

5.9 The 10FE Secondary requirement identified in the Plan has been assumed at requiring at least 10 hectares.

Secondary Education provision

- 5.10 There are currently six secondary schools in the District that broadly serve the immediate area where they are located, (although it is recognised that pupils at secondary school age are prepared to travel a greater distance for education). The schools currently offer a cumulative total of 47 forms of entry. The proposed housing in the District will, by the end of the plan period, produce a further 14 forms of entry.
- The Angmering School (8FE) - currently in consultation for expansion to 9FE to cater for current pupil demand limited land availability for further expansion.
 - Ormiston Six Villages Academy (5FE)
 - St Philip Howard Catholic High School (5FE)
 - The Regis School (10FE)
 - Felpham Community College (8FE)
 - The Littlehampton Academy (11FE)
- 5.11 The existing schools do have capacity to cater for approximately 4FE based on current pupil projections, however it should be noted that this is subject to change and the numbers are reviewed twice a year. Whilst some of the school sites may have capacity to increase their published admission number and expand the buildings to cater for additional pupils these options may already have been explored in relation to the housing trajectory for pre 2016. It should be noted that three of the schools are academies and one is voluntary aided and therefore outside of local authority control when it comes admissions policy.
- 5.12 West Sussex County Council has identified the need for a new 10FE Secondary School to mitigate the impact of the strategic development sites proposed. The estimated cost of this facility is between £42.1 and £47.7 million. Further consideration will need to be given to the phasing of this project. The precise nature of the contributions will be included within the relevant section 106 agreements negotiated through the planning application process.
- 5.13 The 10 Hectare site (location still to be determined) would be required to accommodate the school, and would be allocated as a 6FE site with expansion land for a 4FE expansion adjacent. The majority of the increase to the pupil population arises from the Strategic sites at BEW, Ford, Fontwell and Yapton and so a preferred location for the school is being explored at either BEW or Ford. However, at time of publication, the final approach to delivery is still being considered by the County Council.**
- 5.14 The delivery of the school will need to comply with the Community Infrastructure Levy Regulations, but for the purposes of this IDP has been assumed as being delivered in two phases, with 5 sites contributing to the first phase (6FE) and 5 sites contributing to the second phase (4FE) on a pro-rata contribution basis. The precise nature of the contributions will be included within the relevant section 106 agreements negotiated through the planning application process.

Health facilities provision

- 5.15 The identified requirement represents the calculated need to meet the demands of the new development identified. The sheer volume of homes necessitates this level of cumulative requirement. However, the where, and the size, are dependent on current GP's (in essence private businesses) and how their current set up operates (are they privately owned premises, leasehold or other). The Clinical Commission Group's preference is to move along the "Community Site" aspect – utilising council and other health and social care, as a centre for services. Thus the specified build value indicated here reflects that aspiration.
- 5.16 The CCG has identified 3 primary locations where 'community sites' likely to be in the form of Hubs, would be required. Each 'Hub' would see the development of a 3,000m² footprint to include primary care and other community services delivered by health and local authority providers, with approximately 50% of the floor space used for primary care, and the remainder for other services.

Early years/Childcare facilities and Special Educational Needs

- 5.17 Early Year's education is provided through registered childcare facilities and is categorised as being carried out on 'Domestic' or 'Non domestic' premises. A childcare provider on non-domestic premises cares for individual children in premises that are not someone's home. These premises can range from converted houses to purpose built nurseries, and are usually known as day nurseries, private nursery schools, pre-schools and before and after school clubs for children in the early years age group.

Day Nursery (aka Full Day Care)

- 5.18 Day nurseries provide care and education and can be run by private providers, the community, and councils or based in the workplace. Most day nurseries cater for around 30 children, but it can vary from 12 through to 100 places. Nurseries are open from 48-52 weeks a year and will have opening times to suit the needs of the community. Provision that supports working parents often is open from 7am to 7pm.

Pre-schools and playgroups (aka Sessional Care)

- 5.19 This type of provision usually operates to provide more sessional access for children. Preschools often provide care and education within community buildings and are often run by the community (management committee) on a not-for-profit organisation. Some private providers will run this type of provision also. Typically this type of provision operates more in keeping with the academic calendar during term time only, but days and opening times will vary and some will provide services during school holidays where there is need. Generally, preschools provide 24-40 places with children attending often from age 2 to 5 years old.
- 5.20 The requirements shown in this plan are those set out by West Sussex County Council, and reflect expected provision based on the number of houses proposed. The exact nature of those places, the location and how they are provided will subject to further discussion between the developers, county council and key stakeholders.
- 5.21 There is also likely to be a requirement for some **Special Education Needs (SEN)** provision, with the estimated level of provision needed to accommodate the proposed development across the district being approximately 50 additional primary places and 36 additional secondary places by the end of the Plan period. Further work will need to be carried out to determine the type of provision that would be most appropriate e.g. special school or Special Support Centre (which is a unit attached to a mainstream school) and the categories of need supported.

Transport

- 5.22 The Arun Local Plan sets out a package of key transport infrastructure measures, which has been informed by the Arun Transport Study 2016 including the key junctions requiring works to mitigate the impact of strategic development. The apportionment of costs for these schemes is based on the analysis included within the Transport Assessment, specifically the apportionment is based on percentages where 30 PCUS or more on the Period (AM Peak & PM Peak). Developers will be expected to pay for any site specific mitigation required to make the development acceptable in planning terms. This will likely be either through Section 278 works or financial contributions through section 106.
- 5.23 Additional items in the transport infrastructure package will be identified as further work is undertaken on the strategic sites. A number of sustainable transport measures have been included in the Phasing Plan based on previously identified requirements.

Waste Water Treatment

- 5.24 The proposed approach to waste water treatment identified within the Plan will need significant further refinement in due course and a close working partnership between Southern Water, Site Promoters/Developers and Arun District Council. At the time of publication, Southern Water is unable to determine a final strategic approach to dealing with the increased waste water as a result of strategic site development. Whilst there is a likelihood that the overall approach will be to pump the majority of foul water to Ford Wastewater Treatment Works (WWTW), this is not the confirmed position. This IDP therefore considers upgrades to both Ford WWTW and Lidsey WWTW. Of importance to the delivery of the Local Plan are the phasing requirements of these facilities and how they relate to new housing. Ford WWTW is a new facility with built in head room so any upgrades to that facility would be required later in the Plan period. If the preferred approach is to utilise Lidsey WWTW, then upgrades would be required in early to mid-2020s, and this would need to be considered in the Southern Water Business Planning Process.
- 5.25 In terms of cost, any upgrades to works would be financed through the Southern Water Business Plan process and should therefore not be included in this IDP. Developers will be required to provide the local on-site and off-site sewerage infrastructure (underground sewers) required to service new development, if existing capacity to accommodate the anticipated demand is found to be insufficient. This is consistent with Ofwat's view that enhancements required to the local sewerage system as a result of new development should be paid for by the development. This ensures that the cost is passed to those customers who directly benefit from it, and protects existing customers who would otherwise have to pay through increased general charges.
- 5.26 The costs of local sewerage infrastructure would need to be quantified on a site-by-site basis when specific proposals come forward. They would be additional to section 106 costs and the Utility Provider would normally expect to enter into agreements directly with developers, facilitated by appropriate planning conditions. The company would normally take future income from customers into account, so that developers only need to fund a proportion of the total costs.

Green Infrastructure

- 5.27 Districtwide green infrastructure has been identified using the 2012 Arun Green Infrastructure Study. This includes the capital, revenue and maintenance costs for the four Priority Projects identified within the District. In addition to those projects, Pagham Harbor Access Management Measures have been included within the plan. A cost of £871 per unit has been included in relation to the later, in addition to the quantum of land

required to be provided as new accessible green spaces at: **Number of Residents (dwellings number x 2.4 occupancy rate) / rate of 8ha per 1,000 residents.**

- 5.28 The areas required for sports pitches have been derived from Sports England Playing Pitch Guidance. The Outdoor Pitch provision is based on maximum size for combined Cricket and two winter games pitches. The 3G pitch size is taken as maximum size.

Emergency Services

- 5.29 A number of expansion projects for Police, Fire and Ambulance facilities have been identified, but are to be confirmed and requirements will need to be assessed at a later stage as asset management plans are developed.

Waste Management

- 5.30 Waste management infrastructure will need to be confirmed following the outcome of the West Sussex County Council Waste Infrastructure Review, which commenced in January 2017 and will be ongoing throughout the year. This review will cover capacity of existing infrastructure including Household Waste Recycling Sites within the district and Westhampnett Refuse Transfer Station and identify additional needs.

6 Infrastructure Costs

- 6.1 The infrastructure schedules on the following pages list the required infrastructure necessary to mitigate the impact of strategic site developments, providing an indication of the total infrastructure cost to deliver the Local Plan. The following table summarises the key infrastructure costs, as well as setting out any secured funding. The infrastructure funding gap identified would be partly met through the anticipated s106 contributions set out in this IDP which total in the region of £200 million.
- 6.2 The funding gap highlights the importance of securing developing funding to the delivery of the Plan. This total cost is based on the best available evidence at the time and is subject to change, but demonstrates the importance of securing developer contributions to help meet the costs on infrastructure. The infrastructure funding gap can be used to help justify the development of a Community Infrastructure Levy charging schedule, although a more detailed funding gap analysis would need to be prepared to inform this.

Category	Total estimated Cost	Existing Funding Available/Secured	Infrastructure Funding Gap ²
Primary Education	£77,300,000	£0	£77,300,000
Secondary Education	£47,700,000	£0	£47,700,000
Early Years/Childcare Facilities	£14,200,000	£0	£14,200,000
Social and Leisure Facilities	£46,750,000	£15,000,000	£31,750,000
Health care Facilities	£14,500,000	£0	£14,500,000
Green Infrastructure and Habitats	£16,367,405 ³	£0	£16,367,405
Waste Management	£6,000,000	£0	£6,000,000
Emergency Services	tbc	tbc	tbc
Flood Risk Mitigation	£35,709,717	£0	£35,709,717
Utilities	£3,816,275	£0	£3,816,275
Transport ⁴	£38,406,000	£13,000,000	£25,597,000
Infrastructure Totals	£300,756,397	£28,000,000	£272,756,397

² To be part funded through developer contributions.

³ Includes a £744,705 contribution towards Pagham Harbour SPA Access Management measures arising from parish allocations.

⁴ Includes A29 realignment project

6.3 The following table identifies the estimated total cost of contributions that would be sought from each strategic site, to aid viability calculations. **These are for illustrative purposes only and should not be considered definitive.** The total value of contributions to be sought, together with the evidence and justification in meeting CIL Regulation 122 will be developed through the planning application and s106 negotiation process.

Strategic Site	Dwelling Numbers (within Plan Period)	Estimated value of s106 to be sought ⁵	'Illustrative' cost per unit
Pagham South	400	£5,301,293	£13,253
Pagham North	800	£10,563,506	£13,204
West of Bersted	2,500	£36,598,112	£14,639
BEW	2,300	£40,755,470 ⁶	£17,719
Fontwell	400	£5,938,560	£14,846
Yapton	400	£9,361,040	£23,402
Ford	1,500	£23,062,120	£15,374
Climping	500	£10,206,810	£20,413
Littlehampton	1,000	£45,135,060	£45,135
Angmering North	800	£10,452,938	£13,066
Angmering S and E	250	£3,082,381	£12,329

6.4 The 'illustrative' cost per unit for Yapton and Littlehampton are comparatively high compared to sites of a similar size. In the case of Yapton, this is because of the standalone requirement for a Primary school that isn't required on similar sites. For Littlehampton the total cost is significantly increased by the need for flood mitigation works that substantially increases the cost per unit value.

6.5 The detailed breakdown of these costs is found in Section 7 where the anticipated requirements are shown for each site. The tables show what is required to mitigate the impact of each site. Some projects are required to serve multiple sites (such as Secondary School) and so appear in the tables multiple times. Items listed can be monetary contributions or physical infrastructure delivery. The tables in Section 8 show the same data but in a different format. These tables set out the full list of projects required by type rather than site, as well as the likely phasing for when they are required.

⁵ Site specific infrastructure likely to place additional costs on the development above and beyond those identified in the above table.

⁶ The figures for BEW **do not** include any contributions towards the A29 realignment.

7. Infrastructure Delivery Plan (Site Based)

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
DISTRICT WIDE⁷:							
Green Infrastructure	Protection and enhancement of the green infrastructure network including Four Priority Projects outlined within the Green Infrastructure Study.	E	£12,400,000		CIL	In line with development.	
Waste Management	Relocation and expansion of 2 HWRS.	HP	£6,000,000		CIL	Tbc	
Leisure	New District Leisure Centre including 50m Pool.	HP	£20,000,000 to £30,000,000		CIL/Arun DC	Long Term	
	Littlehampton Leisure Centre redevelopment.	HP	£15,000,000	£15,000,000	S106/Arun DC	2016 to 2019	
Emergency Services	Expansion and Improvements to Bognor Police Station and Littlehampton Police Station.	E	Tbc		CIL	Tbc	
	Relocation or redevelopment of Littlehampton Fire Station.	E	Tbc		WSCC Capital/ CIL	Tbc	
	Ambulance Community Response Post and Community First responder facilities.	E	Tbc		CIL	Tbc	

⁷ 10FE Secondary School considered a District wide requirement but shown in this table as contributions from each site.

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
ON/OFF SITE PROVISION AT ALL SITES - to be delivered through Planning Conditions/s106/Industry Statute:							
Flooding	Site specific flood risk management/SUDS.	E	Site specific*		On-site provision/ s106/planning condition	In line with development.	
Wastewater Treatment	Local sewerage connection infrastructure to connect to network at nearest point of adequate capacity to convey to appropriate works (strategy to be determined).	C	Site specific*		Developer/ on/off-site provision	In line with development.	
	Works to ensure suitable foul and surface water sewerage disposal.	C	Site specific*		On-site provision/ s106/planning condition	In line with development.	
Green Infrastructure	On site provision and maintenance of multifunctional green space and equipped play areas, sports pitches, allotments.	E	Site specific*		On-site provision/ s106	In line with development.	
Utilities	Water supply local connection infrastructure.	C	Site specific*		Developer on/off-site provision	In line with development.	
	Electricity supply local connection infrastructure.	C	Site specific*		Developer on/off-site provision	In line with development.	
	Gas supply local connection infrastructure.	C	Site specific*		Developer on/off-site provision	In line with development.	
*These items are likely to place addition costs on the development above and beyond those identified in the following sections.							

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
PAGHAM SOUTH							
Habitat Mitigation Measures	Pagham Harbour SPA access management measures/ contributions.	C	£348,400		s106	In line with development.	
	Creation of new accessible green spaces for recreation within or adjacent to the development site.	C	7.68 Ha		on/off-site provision/ s106/planning condition	In line with development.	
Education	Provision of land and contributions towards 1 FE Primary School expandable to 2FE to be delivered in conjunction with Pagham North.	E	£2,000,000 Plus 2 Ha land		s106	2017-2020	Will require land equalisation calculation to take account of land contribution
	Contributions to 10FE Secondary School to serve development in the district	E	£1,758,400		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Contributions to 50 new nursery places to serve Pagham South and Pagham North.	HP	£646,000		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Provision of new Tier 7 library facility to be delivered in coordination with Pagham North. Part of community centre to include shelving and a self-service terminal.	HP	£33,333		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
	Contributions to 3G Pitch provision to serve new development in west of District	HP	£28,160		S106	In line with development.	Will require land equalisation calculation to take account of land contribution

Health Care	Contribution to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve Pagham South, Pagham North and West of Bersted.	E	£487,000		S106 for built facilities NHS for operating costs	2022-2024	Will require land equalisation calculation to take account of land contribution
Emergency Services	Provision of Ambulance Community Response Post facility for Pagham area.	E	Tbc		s106/CIL		
Indicative contributions to be sought			£5,301,293				

NOTE: Additional Transport schemes identified in Section 8 need to be considered.

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
PAGHAM NORTH							
Habitat Mitigation Measures	Pagham Harbour SPA access management measures/ contributions.	C	£696,800		s106	In line with development.	
	Creation of new accessible green spaces for recreation within or adjacent to the development site.	C	15.36 Ha		On/off-site provision/ s106/planning condition	In line with development.	
Education	Contributions towards 1 FE Primary School expandable to 2FE to be delivered in conjunction with Pagham South.	E	£4,000,000		s106	2017-2020	Will require land equalisation calculation to take account of land contribution
	Contributions to 10FE Secondary School to serve development in the district	E	£3,516,800		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Provision of 50 new nursery places to serve Pagham South and Pagham North.	HP	£1,254,000 Plus land/ accommodation		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Social/Leisure	New Tier 7 library facility to be delivered in coordination with Pagham South. Part of community centre to include shelving and a self-service terminal.	HP	£66,666 Plus land/ accommodation		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
	Contributions to 3G Pitch provision to serve new development in west of District	HP	£56,240		S106	In line with development.	Will require land equalisation calculation to take account of land contribution

Health Care	Contributions to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve Pagham South, Pagham North and West of Bersted.	E	£973,000		S106 for built facilities NHS for operating costs	2022-2024	Will require land equalisation calculation to take account of land contribution
Emergency Services	Provision of Ambulance Community Response Post facility for Pagham area.	E	Tbc		s106/CIL		.
Indicative contributions to be sought			£10,563,506				

NOTE: Additional Transport schemes identified in Section 8 need to be considered.

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
WEST OF BERSTED							
Habitat Mitigation Measures	Pagham Harbour SPA access management measures/ contributions.	C	£2,177,500		s106	In line with development.	
	Creation of new accessible green spaces for recreation within or adjacent to the development site.	C	48 Ha		On/off-site provision s106/planning condition	In line with development.	
Education	Provision of 3FE primary to serve West of Bersted.	E	£15,000,000 Plus 2.8 Ha land		s106	2018-2021	
	Contributions to 10FE Secondary School to serve development in the district	E	£10,990,000		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Provision of 100 new nursery places to serve West of Bersted.	HP	£3,100,000 Plus land/ accommodation		s106	In line with development.	
	Provision of new Tier 7 library facility. Part of community centre to include shelving and a self-service terminal.	HP	£100,000 Plus land/ accommodation		s106	In line with development.	
	Provision of Outdoor Sports Pitches – 2 pitches suitable for Football, rugby and Cricket	HP	1.95 Ha land		s106	In line with development.	
	Provision of land and contributions to 3G Pitches to serve new development in west of District	HP	£175,750 Plus 0.825 Ha		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Health Care	Provision of land and	E	£3,040,000		S106 for built	2022-2024	Will require land

	contributions to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve Pagham South, Pagham North and West of Bersted.		Plus 3,000 m ² land/ accommodation		facilities NHS for operating costs		equalisation calculation to take account of land contribution
Utilities	Contributions to offsite reinforcements to mains water supply to support development.	C	£222,325		s106/ Portsmouth Water	In line with development.	
Flood risk/drainage	Surface water drainage to be connected to off-site solution of 'anti-tank' ditch to the south	E	£1,271,817		S106	In line with development	
Transport	Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)	E	£59,500		S106	In line with development	
	Contributions to A29/A259 Rowan Way (Roundabout Improvement)	E	£235,600		S106	In line with development	
	Contributions to A29/A259 Felpham Relief Road (Roundabout Improvement)	E	£189,360		S106	In line with development	
	Contributions to A259/B2187 Littlehampton West – Tesco (Roundabout Improvement)	E	£36,260		S106	In line with development	
Indicative contributions to be sought			£36,598,112				

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
BARNHAM/EASTERGATE/WESTERGATE (BEW)							
Rail Network	Contributions to Improvements and upgrades to Woodgate Level Crossing.	E	Tbc		s106		
Education	Provision of two 2FE primary schools comprising of a 2FE school and a 1FE school expandable to 2FE to serve BEW. (Based on 2,300 homes within plan period).	E	£16,600,000 Plus 2 x 2Ha land		s106	2019-2022	
	Potential Land and contributions to 10FE Secondary School to serve development in the district	E	£10,110,800 Plus 10Ha land (to be agreed)		S106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Provision of 110 new nursery places to serve BEW and Fontwell.	HP	£2,635,000 Plus land/ accommodation		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
	Provision of new Tier 7 library facility. Part of community centre to include shelving and a self-service terminal.	HP	£100,000 Plus land/ accommodation		s106	In line with development.	
	Provision of land for Outdoor Sports Pitches – 2 pitches suitable for Football, rugby and Cricket	HP	1.95 Ha land		s106	In line with development.	
	Contributions to 3G Pitch provision to serve new development in west of District	HP	£161,690		s106	In line with development.	Will require land equalisation calculation to take account of land contribution

Health Care	Provision of land and contributions to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve BEW and Fontwell. Current lease terms of GP Practice (as with other sites) will need to be worked through to obtain best economic use of funds.	E	£3,834,000 Plus 3,000 m ² land/ accommodation		S106 for built facilities NHS for operating costs	2023-2025	Will require land equalisation calculation to take account of land contribution
Utilities	Contributions to Off-site reinforcements to mains water supply to support development.	C	£1,150,750		s106/ Portsmouth Water	In line with development.	
Flood risk/drainage	Contributions to Off-site storage solution at confluence of rifes.	E	£4,937,900		S106	In line with development.	
Transport⁸	Contributions to A27/B2233 Nyton Road (Priority Junction)	E	£186,000		S106	In line with development.	
	Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)	E	£273,700		S106	In line with development.	
	Contributions to A27/A284 Arundel (Roundabout Improvement)	E	£31,640		S106	In line with development.	
	Contributions to A29/A259 Rowan Way (Roundabout Improvement)	E	£384,400		S106	In line with development.	
	Contributions to A29/A259 Felpham Relief Road (Roundabout Improvement)	E	£336,640		S106	In line with development.	
	Contributions to A259/B2187	E	£12,950		S106	In line with	

⁸ These contributions **do not** include any costs associated with the **A29 realignment project**, or additional non-costed transport schemes listed in Section 8. These will need to be considered in any likely s106.

	Littlehampton West – Tesco (Roundabout Improvement)					development.	
Indicative contributions to be sought			£40,755,470				

NOTE: *Additional Transport schemes identified in Section 8 need to be considered.
Secondary School Site still to be determined by WSCC.*

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
FONTWELL							
Education	Contribution to a ½ form of entry (FE) expansion in the Westergate/Barnham locality, for primary education.	E	£3,000,000		s106/CIL	2019-2022	
	Contributions to 10FE Secondary School to serve development in the district	E	£1,758,400		S106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Contributions to 110 new nursery places to serve BEW and Fontwell.	HP	£465,000		s106	In line with development.	
Social/Leisure	Contributions to 3G Pitch provision to serve new development in west of District	HP	£28,160		s106	In line with development	Will require land equalisation calculation to take account of land contribution
Health Care	Contributions to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve BEW and Fontwell. Current lease terms of GP Practice will need to be worked through to obtain best economic use of funds.	E	£666,000		s106 for built facilities NHS for operating costs	2023-2025	Will require land equalisation calculation to take account of land contribution
Transport	Contributions to A27/B2233 Nyton Road (Priority Junction)	E	£21,000		S106	In line with development.	
Indicative contributions to be sought			£5,938,560				

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
YAPTON							
Education	Provision of 1FE primary school.	E	£6,000,000 Plus 1.2Ha land		s106	2018-2021	
	Contributions to 10FE Secondary School to serve development in the district	E	£1,758,400		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Contributions to 100 new nursery places to serve Yapton, Ford, Climping.	HP	£527,000		s106	In line with development	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Provision of New Tier 7 library facility. In a community centre where available and appropriate to serve Yapton include shelving and a self-service terminal.	HP	£100,000 Plus land/ accommodation		s106	In line with development.	
	Contributions to 3G Pitch provision to serve new development in east of District	HP	£40,440		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Health Care	Contributions to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve Yapton, Ford, Climping and LEGA. Current lease terms of GP Practice (as with other sites) will need to be worked through to obtain best economic use of funds. However, there is the local hospital/health centre sites to	E	£528,000		s106 for built facilities NHS for operating costs	2023-2025	Will require land equalisation calculation to take account of land contribution

Utilities	bring into the health estate. Contributions to off-site reinforcements to mains water supply to support development at Ford/Yapton/Climping.	C	£407,200		S106/ Portsmouth Water	In line with development.	
Indicative contributions to be sought			£9,361,040				

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
FORD							
Education	Provision of new 2FE primary school.	E	£10,600,000 Plus 2Ha land		s106	2018-2021	
	Potential land and contributions to 10FE Secondary School to serve development in the district	E	£6,594,000 Plus 10Ha land (to be agreed)		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Provision of land and contributions to 100 new nursery places to serve Yapton, Ford, Climping.	HP	£1,922,000 Plus land/ accommodation		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Provision of new Tier 7 library facility. Part of community centre to serve Ford include shelving and a self-service terminal.	HP	£100,000 Plus land/ accommodation		S106	In line with development.	
	Provision of Outdoor Sports Pitches – 2 pitches suitable for Football, rugby and Cricket	HP	1.95 Ha land		s106	In line with development.	
	Provision of land and contributions to 3G Pitch provision to serve new development in east of District	HP	£151,650 Plus 0.825 Ha land		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Health Care	Provision of land and contributions to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve Yapton, Ford, Climping and LEGA. Current lease terms of GP Practice (as with other sites) will need to be worked through to	E	£1,986,000 Plus 3,000 m2land/ accommodation		s106 for built facilities NHS for operating costs	2023-2025	Will require land equalisation calculation to take account of land contribution

	obtain best economic use of funds. However, there is the local hospital/health centre sites to bring into the health estate.					
Utilities	Contributions to off-site reinforcements to mains water supply to support development at Ford/Yapton/Climping.	C	£1,527,000		s106/ Portsmouth Water	In line with development.
Transport	Contributions to A27/B2233 Nyton Road (Priority Junction)	E	£39,000		S106	In line with development.
	Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)	E	£47,600		S106	In line with development.
	Contributions to A27/A284 Arundel (Roundabout Improvement)	E	£44,070		S106	In line with development.
	Contributions to A259/B2187 Littlehampton West – Tesco (Roundabout Improvement)	E	£51,800		S106	In line with development.
Indicative contributions to be sought			£23,062,120			

NOTE: Additional Transport schemes identified in Section 8 need to be considered.
Secondary School Site still to be determined by WSCC.

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
CLIMPING							
Education	Provision of a 1FE primary school expandable to 2FE to serve Climping.	E	£6,000,000 Plus 2Ha land		s106	2018-2021	
	Contributions to 10FE Secondary School to serve development in the district	E	£2,198,000		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Contributions to 100 new nursery places to serve Yapton, Ford, Climping.	HP	£651,000		s106	In line with development	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Provision of new Tier 7 library facility. To include shelving and a self-service terminal.	HP	£100,000 Plus land/ accommodation		S106	In line with development.	
	Contributions to 3G Pitch provision to serve new development in east of District	HP	£50,550		S106	In line with development.	Will require land equalisation calculation to take account of land contribution
Health Care	Contributions to new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve Yapton, Ford, Climping and LEGA. Current lease terms of GP Practice (as with other sites) will need to be worked through to obtain best economic use of funds. However, there is the local hospital/health centre sites to bring into the health estate.	E	£662,000		s106 for built facilities NHS for operating costs	2023-2025	Will require land equalisation calculation to take account of land contribution

Utilities	Contributions to off-site reinforcements to mains water supply to support development at Ford/Yapton/Climping.	C	£509,000		s106/ Portsmouth Water	In line with development.	
Transport	Contributions to A259/B2187 Littlehampton West – Tesco (Roundabout Improvement)	E	£36,260		S106	In line with development.	
Indicative contributions to be sought			£10,206,810				

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
LEGA (WEST BANK LITTLEHAMPTON)							
Education	Provision of a 1.5FE primary school expandable to 2FE to serve West Bank Littlehampton.	E	£8,100,000 Plus 2Ha land		s106	2022-2025	
	Contributions to 10FE Secondary School to serve development in the district	E	£4,396,000		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Provision of 40 new nursery places to serve LEGA.	HP	£1,500,000 Plus land/ accommodation		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Provision of new Tier 7 library facility. Part of community centre to serve LEGA include shelving and a self-service terminal.	HP	£100,000 Plus land/ accommodation		S106	In line with development.	Will require land equalisation calculation to take account of land contribution
	Contributions to 3G Pitch provision to serve new development in east of District	HP	£101,100		S106	In line with development.	
Health Care	Provision of new GP practice or renovation/addition to practice (potential of relocation of Health Centre and Services) to serve Yapton, Ford, Climping and LEGA. Current lease terms of GP Practice (as with other sites) will need to be worked through to obtain best economic use of funds. However, there is the local hospital/health centre sites to bring into the health estate.	E	£1,324,000		s106 for built facilities NHS for operating costs	2023-2025	

Flood Risk	Provision of West Bank Flood Defence improvements including flood protection works, land raising, new access points, remediation and land assembly.	C	£29,500,000		s106/CIL/Arun DC/EA	In line with development.	
Utilities	Contributions to off-site reinforcements to mains water supply to support development	C	Tbc		s106/Southern Water	In line with development.	
Transport	Contributions to A259/B2187 Littlehampton West – Tesco (Roundabout Improvement)	E	£113,960		s106	In line with development.	
Indicative contributions to be sought			£45,135,060				

NOTE: Additional Transport schemes identified in Section 8 need to be considered.

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
ANGMERING NORTH							
Education	1FE primary school expandable to 2FE to be delivered in conjunction with Angmering South and East.	E	£4,571,428 Plus land/ accommodation		s106	2017-2020	Will require land equalisation calculation to take account of land contribution
	Contributions to 10FE Secondary School to serve development in the district	E	£3,516,800		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Provision of 40 new nursery places to serve Angmering North and South.	HP	£1,140,000 Plus land/ accommodation		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Replace existing library to a Tier 7 provision in a community building.	HP	£150,000		s106	In line with development	
	Contributions to 3G Pitch provision to serve new development in east of District	HP	£80,880		s106	In line with development	Will require land equalisation calculation to take account of land contribution
Health Care	Contributions to GP practice extension to serve Angmering North and Angmering South and East.	E	£761,600		s106 for built facilities NHS for operating costs	2019-2021	
Transport	Contributions to A27/B2233 Nyton Road (Priority Junction)	E	£33,000		s106	In line with development	
	Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)	E	£166,600		s106	In line with development	

	Contributions to A27/A284 Arundel (Roundabout Improvement)	E	£24,860		s106	In line with development	
	Contributions to A259/B2187 Littlehampton West – Tesco (Roundabout Improvement)	E	£7,770		s106	In line with development	
Indicative contributions to be sought			£10,452,938				

Type	Project	Significance	Cost (£)	Funding Secured (£)	Proposed Funding Arrangement	Phasing Period	Notes
ANGMERING SOUTH AND EAST							
Education	1FE primary school expandable to 2FE to be delivered in conjunction with Angmering North	E	£1,428,571		s106	2017-2020	
	Contributions to 10FE Secondary School to serve development in the district	E	£1,099,000		s106	2017-2020 and 2023 to 2025 (dependent on phase)	Will require land equalisation calculation to take account of land contribution
	Contributions to 40 new nursery places to serve Angmering North and South.	HP	£210,000		s106	In line with development.	Will require land equalisation calculation to take account of land contribution
Social/Leisure	Contributions to 3G Pitch provision to serve new development in east of District	HP	£25,380		s106	In line with development	Will require land equalisation calculation to take account of land contribution
Health Care	Contributions to GP practice extension to serve Angmering North and Angmering South and East.	E	£238,400		s106 for built facilities NHS for operating costs	2019-2021	
Transport	Contributions to A27/B2233 Nyton Road (Priority Junction)	E	£21,000		s106	In line with development	
	Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)	E	£47,600		s106	In line with development	
	Contributions to A27/A284 Arundel (Roundabout Improvement)	E	£12,430		s106	In line with development	
Indicative contributions to be sought			£3,082,381				

8. Infrastructure Delivery Plan (Project Phasing Based)

Construction of Infrastructure
Completion of infrastructure

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
Primary Education Facilities																					
1 FE Expandable to 2FE Primary to serve Pagham South and Pagham North (incl land for expansion)	£5.4 m to £6 m	Pagham South (Land for 2 FE, contributions for 1FE) Pagham North	E	Pagham South: £2 m Pagham North: £4 m One site to provide 2.0 Ha Land area (contributions to reflect)																	West Sussex County Council: Education, Children and Families
3FE Primary to serve West of Bersted	£15 m	West of Bersted	E	West of Bersted: £15 m Plus land: 2.8 Ha																	West Sussex County Council: Education, Children and Families
2 FE Primary and 1FE expandable to 2FE Primary to serve BEW (incl land for expansion)	£14.9 m to 16.6 m	BEW (Land for 2 x 2FE, contributions for 2FE and 1FE)	E	BEW: £16.6 m Plus land: 2 x 2Ha																	West Sussex County Council: Education, Children and Families
Financial contributions towards a ½ FE expansion in locality. School to be identified.	£3 m	Fontwell	E	Fontwell: £3 m																	West Sussex County Council: Education, Children and Families
1FE primary to serve Yapton	£5.4 m to £6 m	Yapton	E	Yapton: £6 m Plus land: 1.2Ha																	West Sussex County Council: Education, Children and Families
2FE Primary to serve Ford	£9.5 m to £10.6 m	Ford	E	Ford: £10.6 m Plus Land: 2.0 Ha																	West Sussex County Council: Education, Children and Families
1FE expandable to 2FE Primary to serve Climping (incl land for expansion)	£5.4 m to £6 m	Climping (Land for 2FE, contributions for 1FE)	E	Climping: £6m Plus land: 2 Ha																	West Sussex County Council: Education, Children and Families

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
1½FE expandable to 2FE Primary to serve LEGA (incl land for expansion)	£7.3 m to £8.1 m	LEGA (Land for 2FE, contributions for 1½FE)	E	LEGA: £8.1 m Plus land: 2 Ha																	West Sussex County Council: Education, Children and Families
1FE primary school expandable to 2FE to be delivered in conjunction with Angmering South and East	£6 m	Angmering North Angmering S and E	E	Angmering North: £4.5 m Angmering S and E £1.5 m																	West Sussex County Council: Education, Children and Families
Total Indicative Cost	£77.3 million			Total Existing Funding	£0																
Secondary Education Facilities																					
10 FE Secondary to serve whole district (6FE expandable to 10FE)	£42.1 m to £47.7 m	5 sites contribute to Phase 1 5 sites contribute to Phase 2 Dependent on site progression - to be agreed through planning application process.	E	Pagham Sites £5.27 m West of Bersted £10.99 m BEW £10.11 m Fontwell £1.76 m Yapton £1.76 m Ford £6.59 m Climping £2.19 m LEGA £4.39 m Angmering North £3.52 m Angmering S and E £1.09 m Plus land: 10 Ha site required																	West Sussex County Council: Education, Children and Families
Total Indicative Cost	£47.7 million			Total Existing Funding	£0																
Early Years/Childcare Facilities																					
50 new nursery places to serve Pagham South and North	£1.7 m to £1.9 m	Pagham South, Pagham North	HP	Pagham South: £646k Pagham North: £1.25 m Plus land:																	West Sussex County Council: Education, Children and Families
100 new nursery places to serve West of Bersted	£2.8 m to £3.1 m	West of Bersted	HP	West of Bersted: £3.1 m Plus land:																	West Sussex County Council: Education, Children and Families

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
110 new nursery places to serve BEW and Fontwell	£2.8 m to £3.1 m	BEW, Fontwell	HP	BEW: £2.63 m Fontwell: £465k Plus land:																	West Sussex County Council: Education, Children and Families
100 new nursery places to serve Yapton, Ford and Climping	£2.8 m to £3.1 m	Yapton, Ford, Climping	HP	Yapton: £527k Ford: £1.92 m Climping: £651k Plus land:																	West Sussex County Council: Education, Children and Families
40 new nursery places to serve LEGA	£1.3 m to £1.5 m	LEGA	HP	LEGA: £1.5 m Plus land:																	West Sussex County Council: Education, Children and Families
40 new nursery places to serve Angmering North and South	£1.3 m to £1.5 m	Angmering North, Angmering South	HP	Angmering North: £1.14 m Angmering South: £210k Plus land:																	West Sussex County Council: Education, Children and Families
Total Indicative Cost	£14.2 million			Total Existing Funding	£0																
Social and Leisure Facilities																					
New Tier 7 library as part of community centre to serve Pagham South and North	£75k to £100k	Pagham South, Pagham North	HP	Pagham South: £33k Pagham North: £67k																	West Sussex County Council: Library Service
New Tier 7 library as part of community centre to serve West of Bersted	£75k to £100k	West of Bersted	HP	West of Bersted: £100k																	West Sussex County Council: Library Service
New Tier 7 library as part of community centre to serve BEW	£75k to £100k	BEW	HP	BEW: £100k																	West Sussex County Council: Library Service
New Tier 7 library as part of community centre to serve Yapton	£75k to £100k	Yapton	HP	Yapton: £100k																	West Sussex County Council: Library Service
New Tier 7 library as part of community centre to serve Ford	£75k to £100k	Ford	HP	Ford: £100k																	West Sussex County Council: Library Service

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
New Tier 7 library as part of community centre to serve Climping	£75k to £100k	Climping	HP	Climping: £100k																	West Sussex County Council: Library Service
New Tier 7 library as part of community centre to serve LEGA	£75k to £100k	LEGA	HP	LEGA: £100k																	West Sussex County Council: Library Service
Replace existing Library with Tier 7 to serve Angmering North	£60k to £150k	Angmering North	HP	Angmering North: £150k																	West Sussex County Council: Library Service
New Leisure Centre to serve the district	£20 m to £30 m	CIL	HP	n/a																	Arun District Council: Leisure and Culture
Littlehampton Leisure Centre redevelopment	£15 m	Arun DC	HP	n/a	£15 m																Arun District Council: Leisure and Culture
Outdoor Pitch provision - 2 pitches suitable for Football, Rugby and Cricket	n/a	West of Bersted	HP	West of Bersted: 1.95 Ha land				In line with development													Arun District Council: Leisure and Culture
Outdoor Pitch provision - 2 pitches suitable for Football, Rugby and Cricket	n/a	BEW	HP	BEW: 1.95 Ha land				In line with development													Arun District Council: Leisure and Culture
Outdoor Pitch provision - 2 pitches suitable for Football, Rugby and Cricket	n/a	Ford	HP	Ford: 1.95 Ha land				In line with development													Arun District Council: Leisure and Culture
3G Pitch Provision to serve new development in west of district	£450k	Pagham South, Pagham North, West of Bersted, BEW, Fontwell	HP	Pagham South: £28k Pagham North: £56k West of Bersted: £175k plus 0.825 Ha land BEW: £161k Fontwell: £28k		In line with development															Arun District Council: Leisure and Culture

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
3G Pitch Provision to serve new development in east of district	£450k	Yapton, Ford, Climping, LEGA, Angmering North, Angmering South and East	HP	Yapton: £40k Ford: £151k plus 0.825 Ha land Climping: £50k LEGA: £101k Angmering North: £80k Angmering South and East: £25k		In line with development														Arun District Council: Leisure and Culture	
Total Indicative Cost	£46.75 million			Total Existing Funding	£15 million																
Health Care Facilities																					
New GP practice or renovation/ addition (potential of relocation of Health Centre and Services) to serve developments in south east of the District	£4.5 m	Pagham South, Pagham North, West of Bersted	E	Pagham South: £487k Pagham North: £973k West of Bersted: £3.04 m One site to provide land - contributions to be adjusted to reflect																	Coastal West Sussex Clinical Commissioning Group
New GP practice or renovation/ addition to practice (potential of relocation of Health Centre and Services) to serve BEW and Fontwell.	£4.5 m	BEW, Fontwell	E	BEW: £3.83 m Fontwell: £666k One site to provide land - contributions to be adjusted to reflect																	Coastal West Sussex Clinical Commissioning Group
New GP practice or renovation/ addition to practice (potential of relocation of Health Centre and Services) to serve south of the district.	£4.5 m	Yapton, Ford, Climping, LEGA	E	Yapton: £528k Ford: £1.98 m Climping: £662k LEGA: £1.32 m One site to provide land - contributions to be adjusted to reflect																	Coastal West Sussex Clinical Commissioning Group
GP practice extension to serve east of district	£1 m	Angmering North, Angmering South	E	Angmering North: £761k Angmering South and East: £238k																	Coastal West Sussex Clinical Commissioning Group
Total Indicative Cost	£14.5 million			Total Existing Funding	£0																

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
Green Infrastructure and Habitats Regulations																					
Protection and enhancement of green infrastructure network including priority projects outlined within Green Infrastructure Study.	£12.4 m	CIL	E	n/a		In line with development														Arun District Council: Planning Green Infrastructure Study	
Pagham Harbour SPA access management measures/contributions.	£3.96 m	Pagham South, Pagham North, West of Bersted	C	Pagham South: £348k Pagham North: £696k West of Bersted: £2.17 m		In line with development														Arun District Council: Planning	
Creation of new accessible green spaces for recreation (SPA mitigation) within or adjacent to the development site.	to be determined	Pagham South, Pagham North, West of Bersted	C	Pagham South: 7.68 Ha Pagham North: 15.36 Ha West of Bersted: 48 Ha		In line with development														Arun District Council: Planning	
Total Indicative Cost	£16.36 million			Total Existing Funding	£0																
Waste Management																					
Relocation and expansion of two Household Waste Recycling Sites.	£6 m	CIL	HP	n/a																	West Sussex County Council: Land Waste and Housing
Total Indicative Cost	£6 million			Total Existing Funding	£0																
Emergency Services																					
Improvements/additions to Bognor Police Station and Littlehampton Police Station	to be determined	CIL	E	n/a																	Sussex Police Estates
Relocation or redevelopment of Littlehampton Fire Station.	to be determined	WSCC/CIL	E	n/a																	West Sussex County Council

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
Ambulance Community Response Post and Community First Responder facilities.	to be determined	Pagham South, Pagham North	E	to be determined																	South East Coast Ambulance Service
Total Indicative Cost	to be determined			Total Existing Funding	<i>tbc</i>																
Flood Risk Mitigation																					
Strategic flood alleviation schemes and flood prevention measures.	n/a	EA, CIL, Arun DC	E	n/a		In line with development															Arun District Council/ Environment Agency SSWM Study
surface water drainage to be connected to off-site solution of 'anti-tank' ditch to the south	£1.27 m	West of Bersted	E	West of Bersted		In line with development															Arun District Council/ Environment Agency SSWM Study
Off-site storage solution at confluence of rifes	£4.93 m	BEW	E	BEW		In line with development															Arun District Council/ Environment Agency SSWM Study
West Bank Flood Defence improvements including flood protection works, land raising, new access points, remediation and land assembly.	£29.5 m	LEGA, EA, Arun DC	C	LEGA: £29.5 m		In line with development															Arun District Council/ Environment Agency Littlehampton Economic Growth Area Development Delivery Study
Total Indicative Cost	£35.7 million			Total Existing Funding	£0																
Utilities																					
Potential upgrades to Lidsey Waste Water Treatment Works	Tbc	Southern Water	C	n/a																	Southern Water
Potential upgrades to Ford Waste Water Treatment Works	Tbc	Southern Water	C	n/a																	Southern Water

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
Offsite reinforcements to mains water supply to support development	£222k	West of Bersted, Portsmouth Water	C	West of Bersted: £222k				In line with development												Portsmouth Water	
Offsite reinforcements to mains water supply to support development	£1.15 m	BEW, Portsmouth Water	C	BEW: £1.15 m				In line with development												Portsmouth Water	
Offsite reinforcements to mains water supply to support development	£2.44 m	Yapton, Ford, Climping, Portsmouth Water	C	Yapton: £407k Ford: £1.52 m Climping: £509k				In line with development												Portsmouth Water	
Offsite reinforcements to mains water supply to support development	to be determined	LEGA, Southern Water	C	to be determined									In line with development						Southern Water		
Total Indicative Cost	£3.81 million			Total Existing Funding	£0																
Transport																					
A27 / B2233 Nyton Road	£300k	BEW, Fontwell, Ford, Angmering North, Angmering South and East	E	BEW £186k Fontwell £21k Ford £39k Angmering North £33k Angmering South and East £21k		In line with development															West Sussex County Council: Roads and Transport Arun District Council: Planning Transport Study
A27 / A29 (Fontwell Eastern Roundabout)	£595k	West of Bersted, BEW, Ford, Angmering North, Angmering South and East	E	West of Bersted £59k BEW £273k Ford £47k Angmering North £166k Angmering South and East £47k		In line with development															West Sussex County Council: Roads and Transport Arun District Council: Planning Transport Study
A27 / A284 (Arundel)	£113k	BEW, Ford, Angmering North, Angmering South and East	E	BEW £31k Ford £44k Angmering North £24k Angmering South and East £12k		In line with development															West Sussex County Council: Roads and Transport Arun District Council: Planning Transport Study

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
A29 / A259 Rowan Way	£620k	West of Bersted, BEW	E	West of Bersted £236k BEW £384k		In line with development														West Sussex County Council: Roads and Transport Arun District Council: Planning Transport Study	
A29 / A259 Felpham Relief Road	£526k	West of Bersted, BEW	E	West of Bersted £189k BEW £336k		In line with development														West Sussex County Council: Roads and Transport Arun District Council: Planning Transport Study	
A259 / B2187 (Littlehampton West - Tesco)	£259k	West of Bersted, BEW, Ford, Climping, LEGA, Angmering North	E	West of Bersted £36k BEW £12k Ford £51k Climping £36k LEGA £113k Angmering North £7k		In line with development														West Sussex County Council: Roads and Transport Arun District Council: Planning Transport Study	
Pagham to Chichester Cycle Route	tbc	Pagham South Pagham North	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Barnham Travel Behaviour Change Package	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
A29 realignment including bridge over the railway line	£36 m	tbc	E	tbc	£13 m Local Growth Fund	In line with development														West Sussex County Council: Roads and Transport	
Footbridge over railway line and enhancements of main street in Westergate (dependent on Woodgate level crossing)	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
East-west link to provide sustainable access between BEW and Barnham Railway Station	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Additional cycle parking at Barnham Railway Station	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Barnham Village centre enhancements	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
B2233 pedestrian improvement measures to reduce severance	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Regular bus services linking BEW with Bognor Regis and local facilities and employment (subject to discussions with bus operators)	tbc	BEW	E	Tbc		In line with development														West Sussex County Council: Roads and Transport	
Westergate Link cycle scheme – shared use pedestrian/cycle path between Westergate Community College and St Philip Howard School	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Barnham to Bognor Regis cycle route	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Barnham to Tangmere cycle route	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
Cycle links between BEW and South Downs National Park	tbc	BEW	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Sustainable links between Ford site and Ford Railway Station	tbc	Ford	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Additional cycle parking at Ford Railway Station	tbc	Ford	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Provision of 'missing links' along A259 to improve connectivity for cyclists (at bridge near junction with B2187/Tesco roundabout)	tbc	LEGA	E	tbc		In line with development														West Sussex County Council: Roads and Transport	
Total Indicative Cost	£38.40 million			Total Existing Funding	£13 million																
On/Off site provision at all sites - to be delivered through Planning Conditions, Industry Statute, s106																					
Site specific flood risk management mitigation - SUDS	to be determined	All sites	E	to be determined		In line with development														Arun District Council: Planning/EA	
Local connection infrastructure to connect to wastewater network at nearest point of adequate capacity.	to be determined	All sites	C	to be determined		In line with development														Southern Water	
Water Supply local connection infrastructure.	to be determined	All sites	C	to be determined		In line with development														Southern Water/ Portsmouth Water	
Electricity local connection infrastructure.	to be determined	All sites	C	to be determined		In line with development														SSE	

Project	Indicative Cost	Source of Contributions (s106 unless stated)	Priority	Indicative Site s106 Contributions	Existing Funding	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Source
Gas local connection infrastructure.	to be determined	All sites	C	to be determined		In line with development														Southern Gas Networks	
On-site provision of multifunctional green space and equipped play areas, sports pitches, allotments.	to be determined	All sites	E	to be determined		In line with development														Arun District Council: Planning	
Total Indicative Cost	to be determined			Total Existing Funding	<i>tbc</i>																

Total Infrastructure Cost	£300.94 million	Total Existing Funding	£28 million	Total Infrastructure Funding Gap															£272.94 million
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Annex 1 – Infrastructure Project Pro-forma

The following pro-forma should allow you to indicate details on specific infrastructure projects that will be required to support the development of sites identified previously. Please use the table below to identify the project and which site(s) it relates to, the anticipated cost and proposed funding arrangements as shown in the example provided.

Please indicate the years of construction and completion year (using orange and green shading):

Years of construction =

Year of completion =

Project (including relationship to specific site)	Cost	Proposed Funding Arrangement (Grants, developer funding, Capital etc.)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<i>EXAMPLE: New primary school to serve Pagham South and North</i>	<i>£15 million</i>	<i>WSCC Capital funding £6m s106 £9m from sites 1 and 2</i>															
DISTRICT-WIDE																	
PAGHAM																	
WEST OF BERSTED																	
BEW																	
FONTWELL																	
YAPTON																	
FORD																	
CLIMPING																	

Prepared by:
Hampshire Services: Planning and Infrastructure

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