

Committee	<b>Cabinet</b>
Date	<b>15 July 2005</b>
Report By	<b>Director of Transport and Environment</b>
Title of Report	<b>Updating the adopted interim Supplementary Planning Guidance: A New Approach to Development Contributions.</b>
Purpose of Report	<b>To approve updated information on stress areas and contribution costs – from April 2005</b>

---

## **RECOMMENDATIONS**

**The Cabinet is recommended to:**

- 1. approve the updated information on stress areas and contribution costs as set out in Appendix A of the report; and**
  - 2. recommend the updated information on stress areas and contribution costs to the District and Borough Councils in the County.**
- 
- 

### **1. Financial Appraisal**

1.1 The Supplementary Planning Guidance (the SPG), document 'A New Approach to Development Contributions', its addendum (the local sustainable accessibility improvement contributions (LSAICs) methodology) and the updated stress area and costs information were financed from within existing budgets. Any further work required on the publication of updated information on stress areas and contribution costs, will be financed in a similar manner.

### **2. Context**

2.1 Following the Council's adoption of the SPG, a new Development Contributions Coordinator post has been established. Detailed arrangements for implementation of the SPG have been agreed with Lewes District Council, on the basis they would be a template for similar protocols with the other District and Borough Councils.

2.2 Between September 2004 and March this year, Lewes District Council was able to transfer development contributions amounting to £171,000 to the County Council and Eastbourne Borough Council has adopted the SPG for a trial period of 12 months from December 2004. More recently, County Council officers have been working with Wealden District Council colleagues to refine the implementation arrangements further. A review of the County Council's development contributions monitoring database has been agreed to facilitate financial planning and improve transparency. Improved monitoring arrangements for the interim are also being discussed with Lewes District Council.

2.3 Meanwhile, the Planning and Compulsory Purchase Act 2004 has focused the district and borough councils' attention on programming work to prepare their Local Development Schemes and Local Development Frameworks. As the SPG is supplementary to the Structure Plan it will have a limited life and, therefore, work is beginning with the District and Borough Councils to ensure it is succeeded by appropriate detailed policies and guidance in their new style Supplementary Planning Documents (SPDs).

2.4 Updating the information provided by the SPG will form a sound base for the Council to promote the inclusion of appropriate guidance in the SPDs that will be provided by the District and Borough Councils.

### **3. Supporting Information**

3.1 New Development should contribute towards providing the facilities required to serve the needs it generates. Towards that end, by providing the SPG and working with the district and borough councils as the local planning authorities, the County Council aims to alert developers and landowners to the requirements for additional County Council service infrastructure. This will enable these to be factored into the preparation of development schemes from the earliest possible stage, so that they can be financed from the value added to land by the grant of planning permission and not be an additional charge or call on profits. In essence, appropriate contributions will be required from new development towards additional and/or improved services provision, where the existing facilities could not adequately accommodate the needs it would generate.

3.2 To assist developers and landowners, the SPG identifies certain 'Stress Areas', where existing infrastructure and services were already operating at, or very close to capacity when it was adopted by the Council in 2003. It also explains how the detailed form and scale of development contributions will be calculated for various County Council services and their costs as at 2003.

3.3 In adopting the SPG, the Council committed itself to regular revisions to incorporate up-to-date information on available capacity and on the costs of providing service infrastructure and facilities, in order to maintain its currency. Appendix A of this report comprises the first of those revisions and is intended for publication as a freestanding document, under the same title as the SPG but with the sub-title 'Updated Information on Stress Areas and Contribution Costs - 2005' (the Updated Information).

3.4 The Updated Information would include an introduction, explain its purpose and, since those parts of the SPG that are not changed remain applicable, emphasise the importance of reading it in conjunction with the SPG. It would bring up to date the information provided by SPG on 'Stress Areas'. It would also provide updated costs to be applied, in calculating development contributions towards additional school, library and household waste and recycling facilities.

3.5 The updated contribution costs for school provision, including new nursery facilities, are drawn from school building costs published by the Department for Education and Skills for the year 2005-2006 and would, therefore be applicable to development following planning applications registered from April 2005. Since the other updated contribution costs are based on current information, they would only be applied to development pursuant to planning applications registered after 15 July 2005.

3.6 Although the contribution costs in the LSAICs methodology are applicable until March 2006, the Updated Information would advise that those costs will be updated to reflect the Council's integrated transport funding settlements for the period commencing April 2006.

3.7 I therefore recommend that the revisions are approved and that they are commended to the District and Borough Councils in the county.

### **4. Conclusion and Reason for Recommendation**

4.1 The proposed revisions to the adopted SPG, as detailed in Appendix A of this report, are necessary to support implementation by maintaining its currency.

BOB WILKINS

Director of Transport and Environment

7 July 2005

C15July-SPG Update

Contact Officer: Alan Cowling Tel. No. 01273 482655

Local members: All

### **BACKGROUND DOCUMENTS**

The adopted SPG 'A New Approach to Development Contributions' incorporating the LSAIC methodology addendum.

EAST SUSSEX COUNTY COUNCIL

# A NEW APPROACH TO DEVELOPMENT CONTRIBUTIONS

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

## **Updated Information on Stress Areas and Contribution Costs - 2005**

Transport & Environment Department 2005



Index	page
<b>Introduction</b> .....	2
<b>The purpose of this document</b> .....	2
<b>Education:</b>	
Stress areas .....	2
Contribution Costs .....	5
<b>Libraries:</b>	
Stress areas .....	7
Contribution Costs .....	10
<b>Local Sustainable Accessibility</b> .....	11
Contribution Costs .....	11
<b>Environment, Countryside Management and Rights of Way:</b>	
Stress areas .....	11
Contribution Costs .....	11
<b>Waste Management:</b>	
Stress areas .....	11
Contribution Costs .....	13

## Introduction

In adopting “A New Approach to Development Contributions” as Supplementary Planning Guidance (the SPG), to the adopted Structure Plan for the county, the County Council recognised it would be necessary to regularly review the guidance to incorporate up-to-date information.

“A New Approach to Development Contributions - Interim Supplementary Planning Guidance on Development Contributions towards East Sussex County Council Infrastructure and Services Updated Stress Areas and Contribution Costs - 2005” (this document) is the product of the first of those regular reviews. It was approved by the Council's Cabinet on 15 July 2005 and it is applicable to planning applications.

## The purpose of this document

The SPG provides a guide to the needs for and level of contributions likely to be sought from development towards East Sussex County Council infrastructure provision having regard to changes in the demands for services, including additional demands generated by development, and the capacity of existing facilities.

This document updates some of the guidance provided by the SPG by highlighting actual and anticipated changes in levels of demands for services and identifying increased costs of provision are identified, so that they may be taken into account in considering needs for contributions from development towards additional provision.

However, since those parts of the SPG that are not changed by this document remain applicable, it is important to read this document in conjunction with the SPG.

## Education:

### Stress Areas

The SPG includes contextual information in the form of commentaries based on the draft 2003/04 to 2007/08 “East Sussex School Organisation Plan” (the SOP)<sup>1 2</sup>.

In relation to the recent redesignation of former Local Education Authorities as Children's Services Authorities, including East Sussex County Council (the Council), the statutory requirement to produce a SOP has been removed. However, since the Council is still required to plan effectively for school organisation, in the future the relevant information will be published as part of the Children and Young People's Plan (CYPP) it will produce as the Children's Services Authority for East Sussex.

The SPG also refers to local plan proposals for housing development; particularly those proposals expected to generate significant numbers of additional children and, therefore, likely affect demands for school places.

The following ‘updates’ are intended to highlight significant changes to the information drawn from the SOP and local plan documents that were then available and included in the SPG. They are based on the latest information available to the Council that would previously have been published in the SOP and the district and borough council's most recently published proposals for housing development.

---

<sup>1</sup> The SOPs were produced by East Sussex County Council, as the Local Education Authority for the area, to relate school provision to demands for places.

<sup>2</sup> The 2003/04 to 2007/08 SOP is now available on the Council's web site <http://esccewebsite/educationandlearning/priorities/download3.htm>,

## **EASTBOURNE AREA (including Willingdon)**

Many of the primary and secondary schools in the area are and will continue to operate at or close to their full capacities.

### *Local Plan Proposals*

Although there are no immediate plans to provide additional primary or secondary school places in the area, the Eastbourne Borough Plan provides for development of some 3,300 dwellings during the period 2003-2011. In addition, the recent Wealden Local Plan Review Revised Draft Plan proposes the allocation of sites in the Polegate area for development of 850 dwellings during the period to 2011. The Council is, therefore, working with Eastbourne Borough Council and Wealden District Council to ensure sufficient primary and secondary school places are available or will be provided in relation to new housing around the area.

## **HASTINGS**

The existing schools are generally capable of accommodating needs in the area.

### *Local Plan Proposals*

While, the Hastings Local Plan 2004 confirms some 3,300 some dwellings should be developed during the period 2003-2011, declining roles will probably enable the existing schools to accommodate children arising from the new housing. Should it prove necessary to provide additional capacity in relation to development to the west/north west of the town, the Council will work with Hastings Borough Council to secure appropriate contributions from the new housing.

## **LEWES**

The primary and secondary schools are capable of accommodating needs arising from existing housing in the area.

### *Primary schools*

Recent building projects to enlarge Wallands Primary School and Western Road Primary School have assured there will be enough places in the town of Lewes for the foreseeable future.

Replacement of Wivelsfield Primary School on a new site in the village is expected to have been achieved by Christmas 2006.

### *Secondary schools*

A scheme to provide additional places in permanent buildings at Ringmer Community College has started and is expected to be completed for September 2005.

## **ROTHER**

In the main, the existing primary and secondary schools are expected to be capable of accommodating needs arising within the areas they serve.

### *Primary schools*

The Council is currently developing the details of its proposals for replacement of the two existing primary schools, Tilling Green Infant School and The Freda Gardham Community School, with a new primary school in the town centre. It is expected this will be achieved within the next 3 to 5 years.

### *Secondary schools*

Demands for secondary school places in Bexhill continue to exceed existing capacity.

The Council's plans to relocate Bexhill High School's Upper School on the Lower School site at Gunter's Lane include proposals to provide enough secondary school capacity to meet demands arising in the town. However, the major investment that would be required to achieve those objectives is not programmed as yet.

### *Local Plan Proposals*

The Revised Deposit Rother District Local Plan, as amended, proposes the development of 2,760 dwellings during the period 2003 to 2011 including 500 homes at 'North Bexhill'. The deposit draft local plan also indicates that a further 700 dwellings will be built at North Bexhill after 2011.

To ensure that sufficient school places are available to accommodate additional children generated by the planned housing, the Council will work with Rother District Council to secure appropriate development contributions.

## **WEALDEN**

The primary and secondary schools are capable of accommodating needs arising from existing housing in the area.

### *Primary schools*

At Hailsham, the County Council is promoting the relocation of White House Primary School and the modernisation of Marshlands Primary School in relation to proposals for a large scale food retail development.

### *Local Plan Proposals*

The recent Wealden Local Plan Review Revised Draft Plan proposes the development of some 5,200 dwellings during the period 2004 to 2011.

While 1,185 of the homes planned would be on identified sites around Hailsham and at the former Hellingly Hospital site, the existing primary and secondary schools serving the area would be unable to accommodate the number of extra children that would be generated.

The Council is, therefore, working with Wealden District Council to ensure the extra school places required to serve the new housing are provided through development contributions. Having regard to the dispersal of the proposed housing sites around the town, the proximity of some of the sites to existing primary schools and the relatively small number of children of primary school age expected to arise from the planned conversion to homes of existing buildings at the former Hellingly Hospital, the Council is appraising the available options for provision of the necessary additional primary school places.

Meanwhile, it is intended that the additional secondary school places required to serve the new housing will be provided, through development contributions, by building new/enlarged sixth form facilities in the town and then releasing the existing facilities used by 16 to 18 year olds at Hailsham Community College to accommodate 11 to 16 year olds.

A further 850 of the dwellings are planned for the Polegate area and Eastbourne Borough Plan provides for the development of 3,300 some dwellings during the period 2003-2011. The Council is working with Eastbourne Borough Council and Wealden District Council to ensure sufficient primary and secondary school places are available or will be provided in relation to new housing around the area.

## Contribution Costs

The SPG includes calculations of development contributions based on school building costs per pupil place published by the Department for Education and Skills for the year 2003/04 (the DfES building cost multipliers).

Based on the DfES building cost multipliers published for the year 2005/06, the contribution requirements applicable from 1 April 2005 are as follows:

### *Nursery Provision*

The required contributions are: -

- New nursery school:  
£993 per house and £149 per two or more bedroom flat<sup>3</sup>
- All other types of nursery education place:  
£211 per house and £32 per two or more bedroom flat<sup>4</sup>

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

The required contributions are: -

- £2,484 per house; and,
- £373 per two or more bedroom flat<sup>5</sup>

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

The required contributions are:-

- £2,730 per house; and
- £410 per two or more bedroom flat<sup>6</sup>.

### *Sixth form provision in secondary schools at existing schools (for pupils aged 16-18)*<sup>7</sup>

The required contributions are: -

- £501 per house; and
- £75 per two or more bedroom flat<sup>8</sup>.

---

<sup>3</sup> These are produced by multiplying the DfES 2005/06 building costs multiplier per pupil place, £9,934 per pupil place for 4 to 11 year olds (including the East Sussex location factor), by the pupil products per dwelling type; 0.1 children per house and 0.015 children per two or more bedroom flat.

<sup>4</sup> The required contribution amounts published in the SPG were produced by multiplying the DfES 2003/04 Neighbourhood Nursery Initiative capital contribution cost per pupil place (the NNI figure), £1,866 per pupil place, by the pupil products per dwelling type; 0.1 children or 0.015 per two or more bedroom flat. However, since the NNI figure for 2005/06 has not been assessed. These 2005/06 contribution amounts are, therefore, derived from the 2003/04 NNI figure by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2005, as published in January 2005, i.e. £1,866 x 224 (BCIS All-in TPI for Q2 2005) ÷ 198 (BCIS All-in TPI for Q2 2003) [= £2,111] multiplied by the pupil products per dwelling type; 0.1 children or 0.015 per two or more bedroom flat.

<sup>5</sup> These are produced by multiplying the DfES 2005/06 building costs multiplier per pupil place, £9,934 per pupil place for 4 to 11 year olds (including the East Sussex location factor), by the pupil products per dwelling type; 0.25 pupils per house, and 0.0375 pupils per two or more bedroom flat.

<sup>6</sup> These are produced by multiplying the DfES 2005/06 building costs multiplier per pupil place, £15,600 per pupil place for 11 to 16 year olds (including the East Sussex location factor), by the pupil products per dwelling type; 0.175 pupils per house, and 0.02625 pupils per two or more bedroom flat.

<sup>7</sup> These requirements only apply to the expansion of sixth form provision in existing schools. For other Further Education requirements, please refer to the Sussex Learning and Skills Council (see Appendix 1 of the SPG).

### Special needs provision at existing schools

The required contributions are: -

- £156 per house; and
- £23 per two or more bedroom flat<sup>9</sup>

### Youth facilities and programmes

The required contributions for are: -

- £2,730 per house; and
- £410 per two or more bedroom flat<sup>10</sup>

## Education development contributions requirements: example

**A development of 20 dwellings comprising: -10 x houses; 5 x one bed flats and 5 x two bed flats in a nursery primary, secondary, sixth form, special needs and youth facility stress areas.**

### Contributions required towards upgrading of existing schools

Dwelling Numbers by type	Nursery School	Primary School	Secondary School	Sixth Form (Secondary School)	Special Needs	Youth Facility
10 houses	10 x £211 = £2,110	10 x £2,484 = £24,840	10 x £2,730 = £27,300	N A	N A	N A
5 two bedroom flats	5 x £32 = £160	5 x £373 = £1,865	5 x £410 = £2,050	N.A.	N.A.	N.A.
5 one bedroom flats	N A	N A	N A	N A	N A	N A
Sub total	£2,270	£26,705	£29,350			

### Total education cost

Nursery education	£2,270
Primary school	£26,705
Secondary school	£29,350

**Notes:** a) The above figures do not include the costs of providing any required land or substantial enhancement of outdoor playing facilities.  
b) N/A = Not applicable because development is below threshold for relevant education facility and/or dwelling type is excluded from requirements.

<sup>8</sup> These are produced by multiplying the DfES 2005/06 building costs multiplier per pupil place, £16,689 per pupil place for 16 to 18 year olds (including the East Sussex location factor), by the pupil products per dwelling type; of 0.03 pupils per house and 0.0045 pupils per two or more bedroom flat.

<sup>9</sup> These are produced by multiplying the DfES 2005/06 building costs multiplier per pupil place, £15,600 per pupil place (including the East Sussex location factor), by the pupil products per dwelling type; 0.01 pupils per house, and 0.0015 pupils per two or more bedroom flat.

<sup>10</sup> These are produced by multiplying the DfES 2005/06 building costs multiplier per pupil place, £15,600 per place (including the East Sussex location factor), by the young people products per dwelling type; 0.175 young people per house, and 0.0265 young people per two or more bedroom flat.

## New Facilities

The SPG indicates (at paragraph 4.2.15) that the costs of new facilities, such as a new school, will be guided by the most up to date example and relevant DfES guidelines.

## Review of Costs

Since development should bear the full cost of education facilities needed to support it, the County Council is currently reviewing the actual costs of its school building projects relative to the DfES building costs per pupil place.

## Libraries:

### Stress Areas

The SPG identifies and briefly describes various stresses relating to library provision.

The following information is intended to clarify and bring the SPG up to date with regard to the library provision.

### EASTBOURNE

#### Eastbourne Library:

*A Central Library*

The library is well located and, although the service offered would benefit from modernisation, the accommodation is satisfactory.

#### Hampden Park Library:

*A Community Library*

The library is reasonably well located relative to shops, community facilities and the railway station.

While use has declined in recent years and the accommodation does not meet the County Council's floorspace standard in relation to population of the area it serves, the building is adequate for its purpose for the time being.

#### Langney Library:

*A Community Library*

Since the library moved to the shopping centre in 1995, use has grown to the point the premises are too small to fully meet demands for services.

#### Eastbourne area summary

The County Council is looking to improving library provision within Eastbourne by enlarging Langney Library by relocating within the shopping centre.

### HASTINGS

#### Hastings Library (including Hastings Children's Library):

*A Central Library*

The buildings are situated towards the edge of the town centre and do not meet the County Council's floorspace standard in relation to the population the library serves.

#### Hollington Library:

*A Community Library*

The building falls short of the County Council's floorspace standard for the population of the area served.

#### Ore Library:

*A Community Library*

The library does not meet the County Council's floorspace standard relating to its catchment population.

#### Villages:

*Mobile Libraries*

The outlying areas that do not have built libraries continue to be served by mobile libraries.

### Hastings area summary

Improving library provision in Hastings is a high priority for the County Council and options are being appraised.

## LEWES

#### Lewes Library:

*A Town Library*

The library is expected to relocate to its new building, a short way away from the town's main shopping area, in August 2005.

Since the new building is designed to be extended, the need to provide improved facilities will be kept under review.

#### Newhaven Library:

*A Community Library*

Although the library is well located, it does not satisfy the County Council's floorspace standard for the population of the area it serves.

#### Peacehaven:

*A Town Library*

The library is well located in the Meridian Centre and has sufficient floorspace. However, as the premises are leased, it may be necessary to relocate in the future.

#### Ringmer Library:

*A Neighbourhood Library*

The library occupies a room in the village hall and does not satisfy the County Council's floorspace standard for the population of the area it serves.

#### Seaford Town Library:

*A Town Library*

The library is well located and, while it was recently improved, it does not meet the County Council's floorspace standard in relation to its catchment population.

#### Villages:

*Mobile Libraries*

Many of the villages without built libraries continue to be served by mobile libraries.

## Lewes area summary

Opportunities to improve the library facilities serving Lewes, Newhaven, Ringmer and Seaford would be considered.

### ROTHER

#### Battle Library:

*A Town Library*

The library is well located in the town's shopping area but does not meet the County Council's floorspace standard.

#### Bexhill Library:

*A Central Library*

Although the library is in the centre of the town, services are limited because the building does not meet the County Council's floorspace standard and is ill suited to facilitating modern library services. Additional floorspace would be required to accommodate increased demands for library services arising from the housing development planned for the north-east of the town.

#### Rye Library:

*A Town Library*

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

#### Villages:

*Mobile Libraries*

Many of the villages do not have built libraries and continue to be served by mobile libraries.

## Rother area summary

Options for improving library provision in Bexhill, either on a new site or by redeveloping the existing site, and for improving the library facilities in Rye are under review.

### WEALDEN

#### Crowborough Library:

*A Town Library*

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

#### Forest Row Library:

*A Neighbourhood Library*

The library is reasonably well located in the community centre but does not meet the County Council's floorspace standard in relation to its catchment population.

#### Hailsham Library:

*A Town Library*

Since the building does not meet the County Council's floorspace standard, improved facilities would be required to accommodate additional needs that would arise from the housing development planned in the Hailsham area and at Polegate.

#### Heathfield Library:

*A Town Library*

The library is conveniently located in the centre of the town and, although the installation of a platform lift will improve accessibility, the building does not meet the County Council's floorspace standard.

#### Mayfield Library:

*A Neighbourhood Library*

The library is accommodated in the primary school away from the village centre and it does not satisfy the County Council's floorspace standard for the population of the area it serves.

#### Pevensey Bay Library:

*A Community Library*

The library falls short of the County Council's floorspace standard and has poor access via a flight of steps.

#### Polegate Library:

*A Community Library*

Although the building meets the County Council's floorspace standard, it is remote from the town centre and much of the it's catchment population.

#### Uckfield Town Library:

*A Town Library*

The library is close to the shopping area and, although the building does not meet the County Council's floorspace standard, it is broadly satisfactory.

#### Villages:

*Mobile Libraries*

Many of the villages do not have built libraries and continue to be served by mobile libraries.

#### Wadhurst Library:

*A Neighbourhood Library*

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

#### Willingdon Library:

*A Community Library*

Although the library does not satisfy the County Council's floorspace standard, it is operating satisfactorily.

### Wealden area summary

Options for providing improved library facilities at Hailsham in relation to plans for housing development in and around the town and at Polegate are under review.

The potential for improving library provision in Crowborough is also under consideration.

### Library Contribution Costs

The SPG quantifies contribution requirements by reference to the County Council's floorspace standards for library provision, costs of construction and initial stocking, including ICT equipment, as at 2003/04.

Based on the uniform floorspace standard of 32 square metres of floorspace per 1,000 population, and current costs of provision, the contribution requirement applicable during the year commencing 1 April 2005 is £240 per dwelling<sup>11</sup>.

## Local Sustainable Accessibility:

### Local Sustainable Accessibility Improvement Contribution Costs

The contribution costs in the local sustainable accessibility improvement contributions (LSAICs) methodology addendum to the SPG are based on the indicative integrated transport funding settlements that were detailed by the Government Office for the South East in its December 2002 letter to the County Council.

Since those indicative settlements relate to the period ending March 2006, the County Council intends to review its LSAIC contribution costs to reflect the funding settlements for the period commencing April 2006. The revised provisional funding settlements were published in December and the final settlements are expected in December 2005.

## Rights of Way:

### Environment, countryside management and rights of way Stress Areas

The assessment set out in the SPG of stresses and associated problems affecting the rights of way network is unchanged.

### Rights of way contribution costs

The SPG quantifies contribution requirements by reference to the costs of upgrading the rights of way network as at July 2003.

By indexing that cost base, the cost multiplier applicable during the year commencing 1 April 2005 is £22 per dwelling<sup>12</sup>.

## Waste management & recycling:

### Waste management & recycling Stress Areas

The SPG identifies and briefly describes stresses relating to the County Council's household waste recycling sites.

The following information is intended to clarify and bring the SPG up to date with regard to the provision of household waste and recycling facilities.

Details of the sites are published at:

---

<sup>11</sup> This 2005/06 figure comprises construction costs of £2,156 per sq metre plus the initial stock of books and ICT equipment etc. at a cost of £1,300 per sq metre multiplied by the library floorspace requirement per new dwelling; 0.07 sq metres.

<sup>12</sup> This 2005/06 contribution amount is derived from the 2003/04 estimated cost of upgrading the rights of way network (£4.2m) and the number of households in East Sussex (215,000) by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2005 - as published in January 2005, i.e. £4.2m ÷ 215,000 dwellings x 224 (BCIS All-in TPI for Q2 2005) ÷ 198 (BCIS All-in TPI for Q2 2003) = £22 per dwelling.

<http://www.eastsussex.gov.uk/environment/rubbishandrecycling/recyclingsites/wastesites.htm>

Particulars of the County Council's Integrated Waste Management Services contractual arrangements with Onyx are published at:

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

## EASTBOURNE

Since it has not been possible to find a new household waste recycling site in Eastbourne, the existing site, off St Philip's Avenue, is set to be refurbished during 2005/06.

The 2005/06 scheme will facilitate further works to increase the capacity of the site in the future.

## HASTINGS

It has not been possible to find a replacement household waste recycling site in Hastings as yet, a suitable site may come forward in relation to the planned development of a new waste management facility.

Meanwhile, the existing Freshfields site is programmed to be refurbished during 2006/07.

## LEWES

Lewes District is served by household waste recycling sites at Lewes, Newhaven and Seaford.

### Lewes:

Having been partly remodelled to upgrade and accommodate 30m<sup>3</sup> containers with further improvements planned in 2006/07, the facilities at Ham Lane are capable of meeting existing demands.

### Newhaven:

Following improvement works programmed later in 2005/06, the facilities off Lewes Road will be capable of meeting existing demands.

However, the site would require further improvements to accommodate any additional use.

### Seaford:

Having recently been redesigned and upgraded to accommodate 30m<sup>3</sup> containers, the facilities off Cradle Hill Road are capable of meeting existing demands.

However, the site would require further improvement to accommodate any increase in use.

## ROTHER

### Mountfield (also serving the Bexhill and Battle areas):

The household waste recycling site, at London Road, has been refurbished and improved to meet current demands by using 30m<sup>3</sup> containers.

Subject to improvement of the access, extension of the site may be possible to accommodate any future significant increase in use.

## WEALDEN

Wealden District is served by household waste recycling sites at Forest Row, Crowborough, Heathfield, Wadhurst and Hailsham. There is also a mobile Sunday service at Uckfield.

#### Crowborough:

As outlined in the SPG, this new site has been developed at Farningham Road and is operating within its capacity.

#### Forest Row:

The existing Station Road site is programmed to be redeveloped to accommodate 30m<sup>3</sup> containers, as briefly described by the SPG, later this year (2005/06).

#### Hailsham:

The facilities, off Station Road, are operating at full capacity using 30m<sup>3</sup> containers. Further use could only be accommodated by a larger replacement site.

#### Heathfield:

Since additional 30m<sup>3</sup> containers were introduced, the facilities off Burwash Road have been able to meet existing demands.

#### Wadhurst:

Remodelling of this site, at Faircrouch Lane, is expected to be completed later this year (2005/06). That will enable the site to operate at its maximum capacity using 30m<sup>3</sup> containers.

#### Uckfield:

The Sunday service at Luxford Field car park, off the High Street, is operating at its full capacity for the present. However, there are proposals to replace the mobile service with a new permanent household waste recycling site at Maresfield during 2006.

### Household waste management and recycling contribution costs

The SPG quantifies contribution requirements by reference to the costs of improving existing sites stocking, the costs of extending existing sites or the costs of providing new sites as at 2003/04.

Based on the average household waste recycling site area, 0.13m<sup>2</sup> per household, the contribution requirements applicable during the year commencing 1 April 2005 are as follows:

- On-site measures: £23 per dwelling <sup>13</sup>
- Site enlargement: £46 per dwelling <sup>14</sup>
- A new site: £66 per dwelling <sup>15</sup>

---

<sup>13</sup> This 2005/06 contribution amount is derived from the 2003/04 figure by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2005 - as published in January 2005, i.e. £158 per m<sup>2</sup> x 224 (BCIS All-in TPI for Q2 2005) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m<sup>2</sup> [= £179 per m<sup>2</sup> x 0.13 m<sup>2</sup>].

<sup>14</sup> This 2005/06 contribution amount is derived from the 2003/04 figure by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2005 - as published in January 2005, i.e. £315 per m<sup>2</sup> x 224 (BCIS All-in TPI for Q2 2005) ÷ 198 (BCIS All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m<sup>2</sup> [= £356 per m<sup>2</sup> x 0.13 m<sup>2</sup>].

<sup>15</sup> This 2005/06 contribution amount is derived from the 2003/04 figure by reference to the Building Costs Information Service All-in Tender Price Index figures (the BCIS All-in TPI) for the second quarters of 2003 and 2005 - as published in January 2005, i.e. £451 per m<sup>2</sup> x 224 (BCIS All-in TPI for Q2 2005) ÷ 198 (BCIS

---

All-in TPI for Q2 2003) multiplied by the average waste management site area per household 0.13m<sup>2</sup> [= £510 per m<sup>2</sup> x 0.13 m<sup>2</sup>].