

Appendix 4:

<u>Compliant</u>	<u>Financial contribution</u>	<u>Compliance with 3 tests of a planning obligation</u>
✓	Passenger transport improvements	<p><i>Passenger transport improvements: up to £860,000 and two bus stops and associated footway works at Clandon Station: £41,000</i></p> <p>The Sustainable Transport Strategy for the site would require improvements to the existing infrastructure and facilities to support passenger transport, including monitoring. To provide travel choices for the new population, this would have to be supported by improvements to buses so that residents would use the bus or re-consider owning or using a private motor car for journeys.</p> <p>The proposed works are required to make the proposal acceptable in planning terms.</p>
✓	Sustainable transport improvements	<p><i>Travel plan: £6,150, cycle parking at Clandon Station: £24,000, improving public footpath 568: £60,000 and free membership of the Car Club for three years</i></p> <p>The Sustainable Transport Strategy for the site would require off-site works and monitoring. To provide travel choices for the new population, this would have to be supported by improvements in facilities and routes so that they could cycle and walk or re-consider owning or using a private motor car for journeys.</p> <p>The proposed works are required to make the proposal acceptable in planning terms.</p>
✓	Early years, primary and secondary education	<p><i>Additional school spaces: £3,940,883</i></p> <p>The new population would place an additional burden on educational services for early years, primary and secondary schools. The decision as to which school or schools would be nominated would be decided at the time the development commences, being dependent upon the ability of the schools to provide the additional places within the determined radius of the site.</p> <p>The final total would be dependent on the housing mix as this would inform the number of new residents.</p> <p>The proposed works are required to make the proposal acceptable in planning terms.</p>
✓	Primary healthcare	<p><i>Additional floorspace at the local GP practice: circa. £451,000</i></p> <p>The new population would place an additional burden on primary healthcare delivered by GP practices from new patients registering. Additional capacity such as a consulting room, would be required to serve the new homes.</p> <p>The final total would be dependent on the housing mix as this would inform the number of new residents.</p>

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✓	Surrey Police	<p><i>Staff set up costs, staff accommodation and vehicles: circa £101,534.50</i></p> <p>The new population would place an additional burden on local policing and would potentially lead to an increase in crime on the application site or in the local area. Additional infrastructure would be required to police the new homes.</p> <p>The final total would be dependent on the housing mix as this would inform the number of new residents. The proposed works are required to make the proposal acceptable in planning terms.</p>
✓	Play fields and recreational space	<p><i>New pavilion, Send Recreation Ground: £300,000</i></p> <p>To meet the shortfall in on-site playing fields and recreation space an off-site is justified and a request has been received for £50,000 for a pavilion, which would provide enhanced facilities for increased use for sports and recreation use at the recreation ground. Under the Council's Planning Contributions SPD 2017 the proposed development is liable for £590,072. Sports England confirm that a 2 team changing room of 75sqm, traditional construction would cost £265,000. Whilst the details of the pavilion are not known, it is identified as a project in policy Send 6 of the Send Neighbourhood Plan.</p> <p>The proposed works are required to make the proposal acceptable in planning terms.</p>
✓	Ripley Village Hall	<p><i>Replacement Ripley Village Hall: £600,000</i></p> <p>To enable residents of the new community to assimilate using the facilities and social infrastructure provided by the village hall in an existing community. This would complement the on-site facilities.</p> <p>The proposed works are required to make the proposal acceptable in planning terms.</p>
✓	Environmental Improvements	<p><i>Send Parish Council: £150,000 & West Clandon Parish Council: £400,000</i></p> <p>Improvements that would enhance the sustainability of communities and residential environments, to ensure that the villages could accommodate the increase in new people using them. The parishes of Send and West Clandon would have increased use of their local centres and facilities. The physical environment would benefit from enhancements from the increase in use from the new population using local services in the local centre.</p> <p>This could include the EV charging and additional public car parking. Further details of the projects would follow.</p>

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✗	Lancaster Hall	<p><i>Lancaster Hall: £250,000</i></p> <p>The proposal would have an on-site community use and additional capacity would be met off-site at the replacement hall in Ripley, so an off-site contribution is not justified. No details have been provided of how this would amount to capital works that would increase capacity.</p> <p>The proposed works are not required to make the proposal acceptable in planning terms.</p>
✗	Play equipment	<p><i>New play equipment: £100,000</i></p> <p>Send Parish Council own and maintain the playground on Send Recreation Ground. The proposal would provide satisfactory on-site play space for children, so an off-site contribution is not justified.</p> <p>The proposed works are not required to make the proposal acceptable in planning terms.</p>
✓	Public car parking	<p><i>Public car parking: £150,000</i></p> <p>These would amount to environmental improvements for Send Parish Council, they would support the infrastructure to support any increase in car parking demands from the new population using local services in the local centre. The location and cost is unknown at this time, however, these details can follow.</p> <p>The proposed works are required to make the proposal acceptable in planning terms.</p>
✗	New footpath	<p><i>From the A247 to the potential SANG at Tithebarns Farm: uncosted</i></p> <p>West Clandon Parish Council do not own or maintain the highway and the County Highways Authority have not included these works as proposed highway improvement works for this application, so a contribution is not justified. 19/P/02240 for the potential SANG would include works to Tithebarns Lane to connect the site to Footpath 69 and the A247, in accordance with Drawing No. 184389-G-015, A.</p> <p>The proposed works are not required to make the proposal acceptable in planning terms.</p>
✓	Electric vehicle charging points	<p><i>Two electric vehicle charging points: uncosted</i></p> <p>These would amount to environmental improvements for West Clandon Parish Council, they would support the infrastructure to encourage the use of electric vehicles in addition to the charging points</p>

		<p>provided on the application site. The location and cost is unknown at this time, however, these details can follow.</p> <p>The proposed works are required to make the proposal acceptable in planning terms.</p>
✗	West Clandon Village Hall	<p><i>Insulation, fixtures and fittings: £100,000</i></p> <p>The proposal would have an on-site community use and additional capacity would be met off-site at the replacement hall in Ripley. The proposed works would amount to maintenance and upgrading of the existing hall and could be required regardless of the proposed development. No details have been provided of how this would amount to capital works that would increase capacity. So, an off-site contribution is not justified. The sustainable transport and highway improvement works would also make the village halls in Send and Ripley more accessible.</p> <p>The proposed works are not required to make the proposal acceptable in planning terms.</p>

Stakeholders, service providers and Parish Council's were contacted on the following dates for any planning obligations in addition to the formal public consultations carried out by the Council on 24.01.2020, 02.10.2020 and 03.03.2021:

<u>Date</u>	<u>Comment</u>
12.03.2020	Email from case officer to all groups
13.03.2020	Clarification sought from Surrey Police and provided
22.03.2020	Clarification sought from NHS CCG and provided
24.03.2020	Send Parish Council confirm proposals with limited details
27.03.2020	Ripley Parish Council confirm contribution amount
04.08.2020	Send Parish Council confirm no changes to requests
04.05.2020	Email from case officer to Parks Development Officer for proposals for pitches/ sports grounds
10.10.2020	Email from case officer to Parks Development Officer for proposals for pitches/ sports grounds
13.04.2021	Email from case officer to Send Parish Council to clarify which proposals are acceptable and which are not, based on submission
27.04.2021	Email from case officer to West Clandon Parish Council
17.05.2021	Clarification from County on education contributions
19.05.2021	West Clandon Parish Council confirm proposals with limited details

19.05.2021	Email from case officer to West Clandon Parish Council to clarify which proposals are acceptable and which are not, based on submission
20.05.2021	Clarification sought from County Highways Authority and provided