



**Horsham
District
Council**

**HORSHAM DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK**

Planning Obligations
Supplementary Planning Document

ANNUALLY REVIEWED ANNEXES

2008-2009

PLEASE DISPOSE OF 2007-2008 ANNEXES WHICH ARE NOW CANCELLED

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INTRODUCTION

This document is considered to be a part of and should be read alongside the Planning Obligations Supplementary Planning Document that was adopted by this Council in June 2007. It contains the specific figures relating to the construction costs, required contributions and other figures or tables that are referred to and explained in the main SPD document. It is very important that developers and landowners considering entering into a planning obligation with the Council do not rely on this Annex document alone, but familiarise themselves thoroughly with the main SPD before deciding on a course of action.

Consultation on the Draft SPD highlighted the need to remove specific figures from the main document so that they could be more easily reviewed and updated without having to republish the entire SPD. Therefore, this document will be reviewed annually in a process whereby the Council will work with West Sussex County Council and other service providers to ensure that the figures represented here are up-to-date and the most appropriate in each case. Any changes to figures and contributions made as a result of the annual review will need to be based on firm evidence and on a clear need to make the change.

OCCUPANCY ASSUMPTIONS & CALCULATING CONTRIBUTIONS

Chapter 6 of the Planning Obligations SPD sets out the occupancy assumptions that were used when the SPD was published. Since that time, research by the County Council into the actual occupancy levels of new development in West Sussex has indicated that household sizes are falling. This has led to updated assumptions being used and these are presented below. **The occupancy assumptions presented in paragraph 6.8 of the main SPD should no longer be used.** Where the dwelling mix of any particular application is not known, an average for occupancy of **2.3 persons per dwelling** will now be used for the purposes of this SPD.

Occupancy Assumptions for Houses

1 bed unit	1.7 persons
2 bed unit	1.8 persons
3 bed unit	2.2 persons
4 bed unit	2.7 persons
5+ bed unit	3.0 persons

Occupancy Assumptions for Flats

1 bed unit	1.2 persons
2 bed unit	1.3 persons
3 bed unit	1.7 persons
4 bed unit	2.4 persons
5+ bed unit	-

In order to reflect the new occupancy assumptions, the tables below have been altered to show the expected contributions per assumed occupant rather than as a range based on dwelling size as was previously the case. This does not represent a change in how contributions are calculated as the ranges previously used were always based upon assumed occupants in different dwellings. The change is therefore presentational only and is a response to comments from developers and land owners that it was not always clear which point within the ranges the contribution for any given dwelling size would fall.

The contributions are now clearly and simply shown by occupant. Therefore, calculating the contribution for any given dwelling is simply a case of multiplying the contribution per occupant by the relevant assumed occupancy standard shown above.

County Council Contributions

WSSC has now set up a new planning obligations website including comprehensive toolkits for the calculation of County contributions (for education, libraries, fire and rescue and County recycling centres). In response to this move, and in agreement with the County Council, this document will no longer attempt to facilitate the calculation of County contributions, except for the TAD contributions for sustainable transport. For all other County contributions, please refer to:

<http://www.westsussex.gov.uk/ccm/content/environment/planning-in-west-sussex/planning-obligations>

ANNEX A: Group A

ANNEX A: SECTION 1 HOUSING NEED SURVEY UPDATE 2006

The following outlines the headline housing need position (Source: Horsham District Housing Needs Survey Update 2006: David Coutie Associates):

Annual Need and Supply

1,144 Total annual need
 322 Total Supply from re-lets
 822 Net annual need

The total affordable housing need annually is for 1,144 units. Re-lets of the existing social stock average 322 units and are the major means of addressing the scale of need identified. After allowing for this level of supply, there will still be an annual affordable housing shortfall of 822 units.

The impact of Right to Buy creates a decline in the availability of rented stock and the largest proportion of additional affordable units are required as rented properties, both for new forming households and existing families. The 2003 survey estimated that 67% of new delivery should be affordable rented housing. A summary of local incomes, rents and affordability is detailed at Annex B. This data will be updated annually.

The 2003 Survey identified that new-forming households express a need or preference for owner occupation but generally 85% of new households had incomes inadequate to be able to purchase. The sustained period of high house price inflation, however, has impacted on new forming households' ability to buy or rent privately. The 2006 update suggests that this figure now amounts to around 91%. The following is a summary of housing need identified by tenure required:

	Affordable rented housing	Intermediate Housing		Total
		Low cost homeownership	Submarket rent	
No. Required per annum	550	181	91	822
% of requirement	67	22	11	100

In addition to the scale of affordable housing to meet general household requirements, the 2003 survey identified that there are specific needs which should also be addressed.

Retirement Housing

The survey data suggests a requirement for 222 affordable units per annum for older people. This includes provision for sheltered and extra care housing.

Supported Housing

The survey identifies a need for 43 units of affordable independent supported accommodation, 35 with a visiting support worker and 8 with a live in carer.

Keyworker Housing

Keyworker housing is that which is available to certain groups of keyworkers as identified by the DCLG or by the Local Authority as occupations which provide essential services where recruitment and retention difficulties are directly affected by housing costs.

The level of keyworker housing need in the Horsham district is generally lower than other forms of need. Keyworker housing need may be met through affordable rented housing provision or through intermediate housing provision.

**ANNEX A: SECTION 2
 LOCAL INCOMES, RENTS AND AFFORDABILITY**

Average Income

INCOMES	Average Gross Income per Month	Average Income per Annum
Housing Association Households in Horsham	£837	£10,039
All Horsham Households	£2,580	£30,965

Average Rent Level Examples

Dwelling Type	Target Rent per Week
1 bed	£67.00
2 bed	£79.00
3 bed	£89.00
4 bed	£95.00

New Build Home Buy (shared ownership) Affordability Examples

25% Sale and 75% Rent Market Value	Mortgage per Month (£)	Rent per Month (£)	Total Payments per Month (£)
2 bed flat at £180,000	£283	£338	£621
2 bed house at £205,000	£322	£384	£706
50% Sale/50% Rent	Mortgage per Month (£)	Rent per Month (£)	Total Payments per Month (£)
2 bed flat at £180,000	£566	£225	£791

Illustrations are based on an interest rate of 5.75% and assume a capital and interest repayment over 25 years. Rent is based on 3% of the retained equity.

**ANNEX A: SECTION 3
 BUILD COSTS**

The calculations in the table below are based on the current estimated construction cost of **£1,300 per square metre**. (Source: Work by Adams Integra and the District Valuer.)

		Unit Size (m ²)		Unit Prices	
Bedspaces	No. of Storeys	From	To	From	To
1	-	30	35	£39,000	£45,500
2	-	45	50	£58,500	£65,000
3	-	57	67	£74,100	£87,100
4	-	67	75	£87,100	£97,500
5	-	75	85	£97,500	£110,500
5	2	82	85	£106,600	£110,500
6	1	85	95	£110,500	£123,500
6	2	95	100	£123,500	£130,000
6	3	100	105	£130,000	£136,500
7	2+	108	115	£140,400	£149,500
7+	-	+10 per bedspace		£13,000	

ANNEX B: Group B

ANNEX B: SECTION 1

GROUP B1: SUSTAINABLE TRANSPORT INITIATIVES AND HIGHWAYS

1.1 Total Access Demand

The principle of Total Access Demand (TAD) has been established through the adoption, following widespread consultation, of SPG in Crawley. TAD is based on the principle of securing improved accessibility by all modes and mitigating the impact of those accessing development by car.

The methodology will be applied to B1 office, B2 industrial, B8 warehousing and residential development. The methodology will provide a firm basis for negotiation. All developers will have the opportunity to provide a Transport Assessment as an alternative approach to identifying the impact and necessary mitigation measures associated with their development.

Contributions secured through the contributions methodology will be allocated to schemes identified in the document titled “Highways and Transport Proposed Schemes to be Progressed if Developer funding is Secured” (formerly known as the Blue Book). This document is developed through consultation and approved by the County Council and is reviewed annually. Contributions may also be allocated to any other scheme which will improve access between the development and local amenities (to include housing, jobs, shops, schools, leisure and other services).

The methodology considers the total number of people accessing a site and the number of those accessing a site who are provided with a parking space. A sustainable access contribution in respect of each occupant or employee without a parking space and an infrastructure contribution per occupant or employee with a parking space are required. The differential between the two elements of the contribution has been set to encourage the development of accessible sites and the provision of a reduced number of car parking spaces. Hence, the more accessible the site, the lower the level of parking requirement and the lower the level of contribution required.

Total Access Demand – Business

The approach for B1 development calculates TAD on 1 employee per 21 square metres of office development. This figure is established from the SERPLAN report ‘The Use of Business Space – Employment Densities Working Practices in South East England – March 1997. The same report provides guidance in relation to warehousing, industrial and manufacturing uses. Assuming that gross floor area is 17.5% greater than net floor area (established in SERPLAN report) the following employment densities are derived from the SERPLAN report.

	Floorspace to Labour	Sq. m per Worker
	(Net)	(Gross)
Offices	17.9	21.0
Industrial	31.8	37.0
Manufacturing	29.7	35.0
Warehousing	40.1	47.0

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 Planning Obligations SPD: Annually Reviewed Annexes (2008 – 2009)

Hence, the same methodology established for B1 development can be used to establish contributions associated with other commercial uses. For example a - 10,000 sq. m development:

Use Class	TAD (Employees)	Parking Provision	Sustainable Access Contribution	Infrastructure Contribution
B1 Offices	476	1:30 sqm - 333 spaces	$(476 - 333) \times \text{£}400 = \text{£}57,200$	$333 \times \text{£}800 = \text{£}266,400$
B2 Industrial	270	1:40 sqm - 250 spaces	$(270 - 250) \times \text{£}400 = \text{£}8,000$	$250 \times \text{£}800 = \text{£}200,000$
B8 Warehousing	213	1:100 sqm - 100 spaces	$(213 - 100) \times \text{£}400 = \text{£}45,200$	$100 \times \text{£}800 = \text{£}80,000$

It is apparent that development that will generate a lower level of traffic and hence have a lower level of impact will be required to make a lower level of contribution.

If, due to the accessible nature of a site, parking provision below the maximum can be permitted the sustainable access contribution would increase and the infrastructure contribution would reduce. Overall a lower level of contribution would be required.

Total Access Demand Residential

The principle of Total Access Demand can equally be applied to new residential development. The average occupancy rates for new residential development will be used as set out on page 2 of this Annex document.

The sustainable access contribution is sought for those who have not got a parking space and the infrastructure contribution is sought for those with access to a parking space. The following table demonstrates how this could be applied to various sizes of development.

Development	Occupancy	Parking Provision	Sustainable Access Contribution	Infrastructure Contribution
10 x 1 bed units	15	1 space per unit = 10 spaces	$(15 - 10) \times \text{£}400 = \text{£}2,000$	$10 \times \text{£}800 = \text{£}8,000$
10 x 1 bed units	15	0.5 spaces per unit = 5 spaces	$(15 - 5) \times \text{£}400 = \text{£}4,000$	$5 \times \text{£}800 = \text{£}4,000$
10 x 2 bed units	22	1 space per unit = 10 spaces	$(22 - 10) \times \text{£}400 = \text{£}4,800$	$10 \times \text{£}800 = \text{£}8,000$
10 x 2 bed units	22	1.5 spaces per unit = 15 spaces	0	$15 \times \text{£}800 = \text{£}12,000$
10 x 3 bed units	25	2 spaces per unit = 20 spaces	$(25 - 20) \times \text{£}400 = \text{£}2,000$	$20 \times \text{£}800 = \text{£}16,000$
10 x 4 bed units	30	3 spaces per unit equals 30 spaces	0	$30 \times \text{£}800 = \text{£}24,000$

The development of smaller units will generate less demand for movement and will hence be required to make a lower level of contribution – contributions from 1 bed units with one car parking space per unit will average £800 per unit whilst contributions related to four bed development with 3 car parking spaces per unit will average £2,400 per unit.

Notes:

1. The sustainable access contribution and infrastructure contribution will be required in addition to contributions or improvements required to ensure that the development provides sustainable and safe access within the capacity of the transport network provide.
2. The sustainable access contribution and the infrastructure contribution will be required in addition to the costs of managing on street parking required as a result of proposed development.
3. With respect to commercial development the sustainable access contribution and infrastructure contribution will be required in addition to measures incorporated within a travel plan.
4. With respect to commercial development TAD will be based on gross floor area.
5. With respect to residential development concessions may be made in respect of affordable or keyworker housing to reflect the potential for lower levels of movement generated by these types of development.
6. No thresholds are proposed below which the methodology will not apply,
7. For residential development the methodology will be used for developments up to 100 units. Above this a full Transport Assessment will be required.
8. The methodology relates to the impact of new development – allowances will be made for movement generated by existing uses on a development site or existing parking provision provided on a site. Hence for the purposes of the contributions methodology development includes all proposals likely to result in a net increase in movement.
9. The TAD methodology provides a guide to aid transparency, consistency and equity when considering developer contributions. Exceptional circumstances will be considered on their merits. All developers have the option of providing a Transport Assessment as an alternative approach to assessing the impact of development and hence appropriate mitigation measures.
10. An assessment of wider planning objectives could result in the level of contribution being reviewed in exceptional circumstances.
11. The methodology should be considered in relation to the approved list of schemes to be funded if developer contributions become available – contributions will be allocated to these schemes or others identified by the Highway Authority in partnership with the District Council.
12. Contributions could secure improvements to facilities for the disabled, pedestrians, cyclists, public transport services or facilities, traffic management or safety enhancements.
13. Contributions will only be secured towards proposals which will influence travel patterns to / from development either on their own or as part of a package. Contributions will not be sought from development if no improvement can be identified that relates directly to movement generated by the development.
14. Contributions will be secured via a S106 agreement.
15. An annual report summarising the total of financial contributions received and where they have been spent will be produced and made publicly available.
16. Similar principles may be applied with respect to other use classes – however adjustments would need to be made with respect to retail development, for example, to reflect access by those other than employees or residents.
17. TAD relates directly to occupancy levels. Where local information suggests that alternative occupancy levels are more appropriate these will be considered.
18. Separate provisions apply in relation to development impacting on the trunk road network. These provisions are set out in DTLR Circular 04/2001 (Control of Development Affecting Trunk Roads and Agreements under Section 278 of the Highways Act 1980).

19. The approach will not be applied retrospectively to sites with unimplemented planning permissions.
20. The level of contributions will be reviewed annually, to include an inflation increase in accordance with relevant construction Indices.

1.2 Recovery of costs by the County Council in relation to S278 agreements

In cases where developers are required to make a separate agreement with the County Council in relation to improvements to the public highway infrastructure, the County Council will seek the recovery of its legal and administrative costs amounting to approximately 9% of the estimated total cost of the works, subject to a minimum of £1000.

ANNEX B: SECTION 2
GROUP B2: OPEN SPACE, SPORT AND RECREATION

2.1 Open space, sport and recreation

Facility	Contribution per person	Contribution per average dwelling (based on 2.3 occupancy)
Amenity open space and allotments	£59	£136
Local and Neighbourhood Equipped child play areas	£85 ¹	£196
Youth activity areas	Category 1: £39 ^{1, 2}	£90
	Category 2: £19 ^{1, 2}	£44
Outdoor sports facilities	£427	£982
Indoor sports facilities	£205	£472
Total	Category 1: £815	Category 1: £1,876
	Category 2: £795	Category 2: £1,830
Notes: (1) These contributions are generally not required for developments comprising 1 bed dwellings or for developments restricted to the elderly. (2) See Core Strategy Policy CP 5 for a list of Category 1 and 2 settlements.		

Cost evidence base (amenity open space and allotments)

Amenity Open Space	Construction Costs
Total cost for typical 1 hectare green amenity space including drainage, landscaping, soil contouring, fencing, signage, footpaths, access gates, bins and seats.	£61,600
Cost per sq. metre	£6.16
Allotments	Construction Costs
Total cost for typical 20 plot allotment (20 x 125 = 2,500 sq. m) site including drainage, landscaping, soil preparation, fencing, access, parking and water supply.	£67,088
Cost per sq. metre	£26.84
Notes: Rates relate specifically to recent cost evidence for completed projects within Horsham District and includes apportioned project management costs. Source: Horsham District Council Leisure Services Department 24/05/07.	

- Recommended quantity provision for amenity open space = **4 sq. metre per person** (Horsham District PPG 17 Assessment)
- Recommended quantity provision for allotments = **1.25 sq. metre per person** (Horsham District PPG 17 Assessment)

Equation 1: Amenity open space

- Mean cost for 10,000 sq metre facility = **£6.16** per sq metre
- 4 x £6.16 = **£25** minimum contribution per new resident

Horsham District Council – Local Development Framework
 Planning Obligations SPD: Annually Reviewed Annexes (2008 – 2009)

- $2.3 \times \text{£}25 = \text{£}58$ contribution per dwelling based on average occupancy assumption.

Equation 2: Allotments

- Mean cost for 2,500 sq metre (20 plot) facility = **£26.84** per sq metre
- $1.25 \times \text{£}26.84 = \text{£}34$ minimum contribution per new resident
- $2.3 \times \text{£}34 = \text{£}78$ contribution per dwelling based on average occupancy assumption.

Therefore contribution for amenity open space and allotments equates to £59 per person (£136 per average dwelling).

Cost evidence base (Local and Neighbourhood Equipped Play Areas)

Local Equipped Play Areas	Construction Costs
Total cost for a 400m ² facility including play equipment, drainage, landscaping, fencing, signage, footpaths, access gates, bins and seats.	£83,104
Cost per sq. metre	£208
Neighbourhood Equipped Play Areas	Construction Costs
Total cost for a facility including 1,000m ² 'active zone' set in a 4,500m ² total facility green space with play equipment, drainage, landscaping, soil contouring, fencing, signage, footpaths, access gates, bins and seats.	£131,768
Cost per sq. metre (based on 1,000m ² 'active zone')	£132
Notes: Rates relate specifically to recent cost evidence for completed projects within Horsham District and includes apportioned project management costs. Source: Horsham District Council Leisure Services Department 24/05/07.	

- Recommended quantity provision for Local Equipped Play Areas = 0.25 sq metre per person (Horsham District PPG 17 Assessment)
- Recommended quantity provision for Neighbourhood Equipped Play Areas = 0.25 sq metre per person (Horsham District PPG 17 Assessment)

Equation 1: Local equipped play areas

- Mean cost for 400 sq metre facility = **£208** per sq metre
- $0.25 \times \text{£}208 = \text{£}52$ minimum contribution per new resident
- $2.3 \times \text{£}52 = \text{£}120$ contribution per dwelling based on average occupancy assumption.

Equation 2: Neighbourhood equipped play areas

- Mean cost for 1,000 sq metre facility = **£132** per sq metre
- $0.25 \times \text{£}132 = \text{£}33$ minimum contribution per new resident
- $2.3 \times \text{£}33 = \text{£}76$ contribution per dwelling based on average occupancy assumption.

Therefore contribution for both local and neighbourhood equipped areas of play equates to £85 per person (£196 per average dwelling).

N.B. This contribution will not apply to 1 bed/studio dwellings or to developments restricted to the elderly.

Cost evidence base (youth activity areas)

Youth Activity Areas	Construction Costs
Total cost for a facility including 1,000m ² 'active zone' set in a 4,500m ² total facility green space with youth shelter, ball court or BMX/skateboard ramps, drainage, landscaping, soil contouring, fencing, signage, footpaths, access gates, bins and seats.	£97,440
Cost per sq. metre (based on 1,000m ² 'active zone')	£97
Notes: Rates relate specifically to recent cost evidence for completed projects within Horsham District and includes apportioned project management costs. Source: Horsham District Council Leisure Services Department 24/05/07.	

- Recommended quantity provision = 0.4 sq metre per person in Category 1 settlements and 0.2 sq metre per person in Category 2 settlements (Horsham District PPG 17 Assessment. See Core Strategy Policy CP 5 for a list of Category 1 and 2 settlements).

Equation: Youth activity areas

- Mean cost for 1,000 sq metre facility = **£97** per sq metre
- Either 0.4 x £97 = **£39** minimum contribution per new resident
- 2.3 x £39 = **£90** contribution per dwelling based on average occupancy assumption
- Or 0.2 x £97 = **£19** minimum contribution per new resident
- 2.3 x £19 = **£44** contribution per dwelling based on average occupancy assumption

Therefore contribution for youth activity areas will be either £39 per person (£90 per average dwelling) in Category 1 settlements or £19 per person (£44 per average dwelling) in Category 2 settlements.

N.B. This contribution will not apply to 1 bed/studio dwellings or to developments restricted to the elderly.

Cost evidence base (outdoor facilities)

Large outdoor grass pitches facility	Construction Costs
Total cost for typical 2.0 hectare grass pitches facility including levelling, drainage, landscaping, ball fencing, car parking and access.	£138,880
Cost per sq. metre	£6.94

'Other' Outdoor Sports Facilities (based on additional costs for a major outdoor facility)	Construction Costs
Total cost for sports pavilion (325m ²) two tennis courts (approx. 1,100 m ²) and one multi-use games area (685m ²).	£696,640
Cost per sq. metre	£330
Notes: Rates relate specifically to recent cost evidence for completed projects within Horsham District and includes apportioned project management costs. Source: Horsham District Council Leisure Services Department 24/05/07.	

- Recommended quantity provision for pitches = 14 sq metre per person (Horsham District PPG 17 Assessment)
- Recommended quantity provision for other outdoor facilities = 1 sq metre per person (Horsham District PPG 17 Assessment)
- Total quantity provision for outdoor sports facilities = 15 sq metre per person

Equation 1: Outdoor sports facilities (grass pitches)

- Mean cost for 20,000 sq metre facility = **£6.94** per sq metre
- 14 x £6.94 = **£97** minimum contribution per new resident
- 2.3 x £97 = **£223** contribution per dwelling based on average occupancy assumption

Equation 2: Outdoor sports facilities (Other facilities)

- Mean cost for 2,110 sq metre facility = **£330** per sq metre
- 1 x £330 = **£330** minimum contribution per new resident
- 2.3 x £330 = **£759** contribution per dwelling based on average occupancy assumption

Therefore contribution for major outdoor sports facilities equates to £427 per person (£982 per average dwelling).

Cost evidence base (indoor facilities)

Build Function (sample size)	£/m² gross internal floor area		
	Mean	Range	Mode
Small sports hall: <500m ² (32)	£1,188	£470 - £1,954	£1,071
Large sports hall: 500 - 2000 m ² (194)	£1,035	£329 - £1,845	£944
Covered Swimming pool: 500 - 2000 m ² (70)	£2,012	£647 - £3,150	£2,028
Notes: Rates exclude external works and contingencies and apportion preliminaries by cost. Figures adjusted to location index of 1.05 (South East Region excluding Greater London). Source: BCIS Jan 2008.			

- Mean sports hall cost based on 1000 sq metre hall = £1,035,000 (BCIS Quarterly Review: Jan 2008)

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- Recommended quantity provision (sports halls) = 0.1 sq metre per person (Horsham District PPG 17 Assessment)
- Recommended quantity provision (swimming pools) = 0.05 sq metre per person (Horsham District PPG 17 Assessment)

Equation 1: Indoor sports facilities (sports halls)

- Mean cost for 1000 sq metre facility = **£1,035** per sq metre
- $0.1 \times £1,035 = \mathbf{£104}$ minimum contribution per new resident
- $2.3 \times £104 = \mathbf{£239}$ contribution per dwelling based on average occupancy assumption

Equation 2: Indoor sports facilities (swimming pools)

- Mean cost for 25m swimming pool facility = **£2,012** per sq metre
- $0.05 \times £2,012 = \mathbf{£101}$ minimum contribution per new resident
- $2.3 \times £101 = \mathbf{£232}$ contribution per dwelling based on average occupancy assumption

Therefore contribution for major indoor sports facilities equates to £205 per person (£472 per average dwelling).

**ANNEX B: SECTION 3
 GROUP B3: COMMUNITY FACILITIES AND SERVICES**

3.1 Community centres and halls

Facility	Contribution per person	Contribution per average dwelling (based on 2.3 occupancy)
Community centre or hall enhancements	£180	£414

Cost evidence base

Build Function (sample size)	£/m² gross internal floor area		
	Mean	Range	Mode
Community Centre (235)	£1,199	£431 - £2,586	£1,097

Notes: Rates exclude external works and contingencies and apportion preliminaries by cost. Figures adjusted to location index of 105 (South East Region excluding Greater London). Source: BCIS Jan 2008.

- Mean community centre cost based on 750 sq metre centre = £899,250 (BCIS Quarterly Review: Jan 2008)
- Minimum requirement = 75 sq metre centre or hall (Horsham District PPG 17 Assessment)
- Recommended quantity provision = 0.15 sq metre per person (Horsham District PPG 17 Assessment)

Equation: Community centres and halls

- Mean cost for 750 sq metre centre = **£1,199** per sq metre
- $0.15 \times £1,199 = \mathbf{£180}$ minimum contribution per new resident
- $2.3 \times £180 = \mathbf{£414}$ contribution per dwelling based on average occupancy assumption

Therefore contribution for community centres and halls equates to £180 per person (£414 per average dwelling).

3.2 Libraries

For all County contributions other than sustainable transport (TAD), please refer to:

<http://www.westsussex.gov.uk/ccm/content/environment/planning-in-west-sussex/planning-obligations>

**ANNEX B: SECTION 4
GROUP B4: CHILDREN AND YOUNG PEOPLE’S SERVICES**

For all County contributions other than sustainable transport (TAD), please refer to:

<http://www.westsussex.gov.uk/ccm/content/environment/planning-in-west-sussex/planning-obligations>

**ANNEX B: SECTION 5
GROUP B5: RECYCLING AND REFUSE FACILITIES**

Facility	Contribution per person	Contribution per average dwelling (based on 2.3 occupancy)
HDC Local/neighbourhood recycling facilities	£90	£207
WSCC Householder Waste Recycling centres	Please refer to the County Council website	
Contributions for HDC recycling facilities will be sought only where they are not provided on-site as part of the development. The level of contribution is based on recent HDC cost evidence for the provision of recycling facilities within residential and mixed developments. (Source: HDC Environmental and Waste Cleansing Services)		

**ANNEX B: SECTION 6
GROUP B6: FIRE AND RESCUE**

For all County contributions other than sustainable transport (TAD), please refer to:

<http://www.westsussex.gov.uk/ccm/content/environment/planning-in-west-sussex/planning-obligations>

ANNEX C: Group C

SECTION 1 C5: PUBLIC ART

Type of Development	Contribution per person	Contribution per average dwelling (based on 2.3 occupancy)
Residential development of 50 or more dwellings	£110	£253
Commercial development over 2,500 sq. metres	£6 per sq. metre (gross internal floor area)	
Contributions will only be required where developments at or above the thresholds do not include public art on-site as set out by Section C5 of the SPD.		

ANNEX D: Council Recovery of Costs

Recovery of Costs for negotiating, preparing and monitoring planning obligations

These tables relate to Chapter 8 of the Planning Obligations SPD. The total sum typically required for any given planning agreement or unilateral undertaking can be found by adding the relevant rates from tables 1, 2 and 3.

1. Planning Officers' Fees

Type of Agreement	Rate
Unilateral Undertaking preparation	£60 (lower rate)
Planning Agreement – Small (excludes affordable housing and major infrastructure)	£375 (medium rate)
Planning Agreement – Large (includes affordable housing and major infrastructure)	£950 (higher rate)

2. Monitoring Fees

Type of Agreement	Rate
Unilateral Undertaking preparation	£240 (lower rate)
Planning Agreement – Small (excludes affordable housing and major infrastructure)	£375 (medium rate)
Planning Agreement – Large (includes affordable housing and major infrastructure)	£1200 (higher rate)

3. Typical Legal Fees

Type of Agreement	Rate based on typical time requirements
Unilateral Undertaking preparation	1 hour = £120 (£120 per hour)
Planning Agreement – Small (excludes affordable housing and major infrastructure)	4 hours = £560 (£140 per hour)
Planning Agreement – Large (includes affordable housing and major infrastructure)	10 hours = £1,400 (£140 per hour)