



**Horsham
District
Council**

**HORSHAM DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK**

Planning Obligations
Supplementary Planning Document

ANNUALLY REVIEWED ANNEXES

2007-2008

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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.

ANNEX A: Group A

SECTION 1 HOUSING NEED SURVEY UPDATE 2006

The following outlines the headline housing need position:

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.

**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.

**SECTION 3
 BUILD COSTS**

The calculations in the table below are based on the current estimated construction cost of **£1,100 per square metre**. (Source: Work by Adams Integra and The District Valuer.)

| No. of Bedspaces | No. of Storeys | Range of Unit Size (metre square) | Range of Unit Prices |
|-------------------------|-----------------------|--|-----------------------------|
| 1 | - | 30-35 | £33,000 – 38,500 |
| 2 | - | 45-50 | £49,500 – 55,000 |
| 3 | - | 57-67 | £62,700 – 73,700 |
| 4 | - | 67-75 | £73,700 - 82,500 |
| 5 | - | 75-85 | £82,500 – 93,500 |
| 5 | 2 | 82-85 | £90,200 – 93,500 |
| 6 | 1 | 85-95 | £93,500 – 104,500 |
| 6 | 2 | 95-100 | £104,500 – 110,000 |
| 6 | 3 | 100-105 | £110,000 – 115,500 |
| 7 | 2+ | 108-115 | £118,800 – 126,500 |
| 7+ | - | + 10 per bedspace | + £11,000 |

ANNEX B: Group B

SECTION 1

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 | Sqm 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 (2007 – 2008)

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

| Use Class | TAD | Parking Provision | Sustainable Access Contribution | Infrastructure Contribution |
|----------------|-----|------------------------|---|--|
| B1 Offices | 476 | 1:30 sqm - 333 spaces | $(476 - 333) \times \text{£}325 = \text{£}46,475$ | $333 \times \text{£}650 = \text{£}216,450$ |
| B2 Industrial | 270 | 1:40 sqm - 250 spaces | $(270 - 250) \times \text{£}325 = \text{£}6,500$ | $250 \times 650 = \text{£}162,500$ |
| B8 Warehousing | 213 | 1:100 sqm - 100 spaces | $(213 - 100) \times \text{£}325 = \text{£}36,725$ | $100 \times 650 = \text{£}65,000$ |

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 following average occupancy rates for new residential development will be use as set out in Chapter 6 of the SPD:

- 1 bed 1.5 occupancy
- 2 bed 2.2 occupancy
- 3 bed 2.5 occupancy
- 4 bed 3.0 occupancy

Note – This refers to total occupancy as all occupants will generate movement and hence impact on the transport network.

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 | $(15 - 10) \times \text{£}325 = \text{£}1,625$ | $10 \times \text{£}650 = \text{£}6,500$ |
| 10 x 1 bed units | 15 | 0.5 spaces per unit = 5 spaces | $(15 - 5) \times \text{£}325 = \text{£}3,250$ | $5 \times \text{£}650 = \text{£}3,250$ |
| 10 x 2 bed units | 22 | 1 space per unit = 10 spaces | $(22 - 10) \times \text{£}325 = \text{£}3,900$ | $10 \times \text{£}650 = \text{£}6,500$ |
| 10 x 2 bed units | 22 | 1.5 spaces per unit = 15 spaces | 0 | $15 \times \text{£}650 = \text{£}9,750$ |
| 10 x 3 bed units | 25 | 2 spaces per unit = 20 spaces | $(25 - 20) \times \text{£}325 = \text{£}1,625$ | $20 \times \text{£}650 = \text{£}13,000$ |
| 10 x 4 bed units | 30 | 3 spaces per unit equals 30 spaces | 0 | $30 \times \text{£}650 = \text{£}19,500$ |

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 £650 per unit whilst contributions related to four bed development with 3 car parking spaces per unit will average £1,950 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.

SECTION 2 B2: OPEN SPACE, SPORT AND RECREATION

2.1 Open space, sport and recreation

| Facility | Contribution per dwelling (£) |
|--|--|
| Amenity open space | £40 - £75 |
| Local Equipped child play areas | £115 - £160 ¹ |
| Neighbourhood Equipped child play areas | £75 - £100 ¹ |
| Youth activity areas | Either Category 1: £90 - £120 ^{1, 2} Or Category 2: £45 - £60 ^{1, 2} |
| Outdoor sports facilities | £630 - £1,250 |
| Indoor sports facilities | £290 - £580 |
| Total | Either Category 1: £1,240 - £2,285 ² Or Category 2: £1,195 - £2,225 ² |
| Notes: (1) These contributions are generally not required for developments comprising 1 bed dwellings. (2) See Core Strategy Policy CP 5 for a list of Category 1 and 2 settlements. | |

Cost evidence base (amenity open space)

| 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 |

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 = 4 sq metre per person (Horsham District PPG 17 Assessment)

Equation: 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
- 2.5 x £25 = **£62** average contribution per dwelling based on standard occupancy assumptions, giving a contribution range of **£40 - £75**

Note: range allows for 1 bed (1.5 occupancy) to 4 bed (3 occupancy), i.e. 60% and 120% of the average 2.5 occupancy respectively. Range could be extended in exceptional circumstances, e.g. for a development of 5 bed homes.

Cost evidence base (Local 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 |
| 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 = 0.25 sq metre per person (Horsham District PPG 17 Assessment)

Equation: Local equipped play areas

- Mean cost for 400 sq metre facility = **£208** per sq metre
- 0.25 x £208 = **£52** minimum contribution per new resident
- 2.5 x £52 = **£130** average contribution per dwelling based on standard occupancy assumptions, giving a contribution range of **£115 - 160**

Note: range allows for 2 bed (2.2 occupancy) to 4 bed (3 occupancy), i.e. 90% and 120% of the average 2.5 occupancy respectively. 1 bed properties are not included as they are unlikely to contribute towards increased demand. Range could be extended in exceptional circumstances, e.g. for a development of 5 bed homes.

Cost evidence base (Neighbourhood equipped play areas)

| 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 = 0.25 sq metre per person (Horsham District PPG 17 Assessment)

Equation: Neighbourhood equipped play areas

- Mean cost for 1,000 sq metre facility = **£132** per sq metre
- 0.25 x £132 = **£33** minimum contribution per new resident
- 2.5 x £33 = **£82** average contribution per dwelling based on standard occupancy assumptions, giving a contribution range of **£75 - £100**

Note: range allows for 2 bed (2.2 occupancy) to 4 bed (3 occupancy), i.e. 90% and 120% of the average 2.5 occupancy respectively. 1 bed properties not included as unlikely to contribute towards increased demand. Range could be extended in exceptional circumstances, e.g. for a development of 5 bed homes.

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 $0.4 \times £97 = \mathbf{£39}$ minimum contribution per new resident
- $2.5 \times £39 = \mathbf{£97}$ average contribution per dwelling based on standard occupancy assumptions, giving a contribution range of **£90 - £120**

- Or $0.2 \times £97 = \mathbf{£19}$ minimum contribution per new resident
- $2.5 \times £19 = \mathbf{£47}$ average contribution per dwelling based on standard occupancy assumptions, giving a contribution range of **£45 - £60**

Note: range allows for 2 bed (2.2 occupancy) to 4 bed (3 occupancy), i.e. 90% and 120% of the average 2.5 occupancy respectively. 1 bed properties not included as unlikely to contribute towards increased demand. Range could be extended in exceptional circumstances, e.g. for a development of 5 bed homes.

Cost evidence base (outdoor facilities)

| Large outdoor grass pitches facility | Construction Costs |
|---|---------------------------|
| Total cost for typical 2.2 hectare grass pitches facility including levelling, drainage, landscaping, ball fencing, car parking and access. | £138,880 |
| Cost per sq. metre | £6.31 |
| '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 22,000 sq metre facility = **£6.31** per sq metre
- $14 \times £6.31 = \mathbf{£88}$ minimum contribution per new resident
- $2.5 \times £100 = \mathbf{£220}$ average contribution per dwelling based on standard occupancy assumptions

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
- 2.5 x £100 = **£825** average contribution per dwelling based on standard occupancy assumptions

Therefore range based on both contributions is **£630 - £1,250**

Note: range allows for 1 bed (1.5 occupancy) to 4 bed (3 occupancy), i.e. 60% and 120% of the average 2.5 occupancy respectively. Range could be extended in exceptional circumstances, e.g. for a development of 5 bed homes.

Cost evidence base (indoor facilities)

| Build Function (sample size) | £/m ² gross internal floor area | | | |
|--|--|----------------|--------|----------------|
| | Mean | Lower quartile | Median | Upper quartile |
| Small sports hall: <500m ² (32) | £1155 | £921 | £1066 | £1428 |
| Large sports hall: 500 – 2000 m ² (188) | £996 | £786 | £966 | £1161 |
| 25m Swimming pool (42) | £1861 | £1559 | £1893 | £2137 |

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 28/04/07

- Mean sports hall cost based on 1000 sq metre hall = £996,000 (BCIS Quarterly Review: April 2007)
- 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 = **£996** per sq metre
- 0.1 x £996 = **£100** minimum contribution per new resident
- 2.5 x £100 = **£250** average contribution per dwelling based on standard occupancy assumptions

Equation 2: Indoor sports facilities (swimming pools)

- Mean cost for 25m swimming pool facility = **£1861** per sq metre
- 0.05 x £1861 = **£93** minimum contribution per new resident
- 2.5 x £93 = **£232** average contribution per dwelling based on standard occupancy assumptions

Therefore range based on both contributions is **£290 - £580**

Note: range allows for 1 bed (1.5 occupancy) to 4 bed (3 occupancy), i.e. 60% and 120% of the average 2.5 occupancy respectively. Range could be extended in exceptional circumstances, e.g. for a development of 5 bed homes.

SECTION 3
B3: COMMUNITY FACILITIES AND SERVICES

3.1 Community centres and halls

| Facility | Contribution per dwelling (£) |
|---------------------------------------|-------------------------------|
| Community centre or hall enhancements | £280 - £560 |

Cost evidence base

| Build Function (sample size) | £/m ² gross internal floor area | | | |
|--|--|----------------|--------|----------------|
| | Mean | Lower quartile | Median | Upper quartile |
| Small Community Centre: <500m ² (138) | £1107 | £831 | £1080 | £1292 |
| Large Community Centre: 500 – 2000 m ² (84) | £1241 | £1010 | £1218 | £1463 |

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 28/04/07

- Mean community centre cost based on 750 sq metre centre = £930,750 (BCIS Quarterly Review: April 2007)
- 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 = **£1,241** per sq metre
- 0.15 x £1,241 = **£186** minimum contribution per new resident
- 2.5 x £186 = **£465** average contribution per dwelling based on standard occupancy assumptions, giving a contribution range of **£280 - £560**

Note: range allows for 1 bed (1.5 occupancy) to 4 bed (3 occupancy), i.e. 60% and 120% of the average 2.5 occupancy respectively. Range could be extended in exceptional circumstances, e.g. for a development of 5 bed homes.

3.2 Libraries

Floorspace and contribution requirements

| Average extra floorspace required (per 1000 population) | 2007/2008 WSCC library cost multiplier per sq metre | Contribution per dwelling assuming average occupancy for new development of 2.5 ⁽²⁾ |
|---|---|--|
| 32 square metres ⁽¹⁾ | £3,578 | £286 |
| Notes: (1) The County Council has moved away from distinguishing between the variable floorspace requirements for neighbourhood, community and major libraries and has replaced this with an average requirement that will more easily allow an estimation of contributions. (2) Most development will be required to provide contributions based on the standard occupancy assumptions. Where a proposed development is expected to generate a significantly different occupancy, developers are advised to work with the District and County Councils in developing the overall contribution requirement. | | |

SECTION 4

B4: CHILDREN AND YOUNG PEOPLE'S SERVICES

The guidance provided in the table below on school building costs assumes a development of 100 dwellings and no existing school capacity. It also assumes the standard occupancy of 2.5 per dwelling. Developers and landowners are advised to note from Section B4 of the SPD the circumstances where these assumptions may not apply.

| School | Number of pupil places per 100 dwellings ⁽¹⁾ | 2007-2008 WSCC school building costs per pupil place | Total cost per 100 dwellings | Total contribution per dwelling |
|--|---|--|------------------------------|---------------------------------|
| Primary School (4 to 11 years) | 25 | £11,434 | £285,850 | £2,858 |
| Secondary School (11 to 16 years of age) | 18 | £17,471 | £314,478 | £3,145 |
| Secondary School (16 to 18 years of age) | 4 ⁽²⁾ | £18,755 | £75,020 | £750 |
| Totals | 47 | | £675,348 | £6,753 ⁽³⁾ |
| Notes: (1) see population model in Section B4 of the SPD; (2) in West Sussex secondary schools, the average rate for pupils progressing from Year 11 to Year 12 and 13 is 54%. This, in effect, means a reduction from 7 pupils jointly for the two year groups to 4 pupils; (3) Assumes that a requirement for both primary and secondary to 18 years old has been identified. | | | | |

SECTION 5
B5: RECYCLING AND REFUSE FACILITIES

| Type of recycling facility | Contribution per dwelling |
|---|---------------------------|
| Local/neighbourhood recycling facilities ¹ | £150-£240 ³ |
| WSCC Household Waste Recycling Services ² | £100 |
| Notes: (1) Where not provided on-site as part of the development. (2) Will be sought where the development leads to capacity at the existing site being reached or exceeded. (3) Exact contribution required will depend on the size and mix of dwellings. | |

SECTION 6
B6: FIRE AND RESCUE

Current estimated costs for providing fire hydrants and associated water mains

| | |
|---|-------------|
| Current cost of providing a fire hydrant (excluding VAT) | £500 - £750 |
| Cost of mains (100mm diameter in residential areas and 150mm in commercial/industrial areas) from the nearest main of adequate size (excluding VAT) | £550 - £800 |

ANNEX C: Group C

SECTION 1 C5: PUBLIC ART

| Type of Development | Contribution ¹ |
|--|--|
| Residential development of 50 or more dwellings ² | £200-£300 per dwelling |
| Commercial development over 2,500 sq. metres | £6 per sq. metre (gross internal floor area) |
| Notes: (1) Contribution 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. (2) Exact contribution required will depend on the size and mix of dwellings. | |

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 = £85 (£85 per hour) |
| Planning Agreement – Small (excludes affordable housing and major infrastructure) | 4 hours = £460 (£115 per hour) |
| Planning Agreement – Large (includes affordable housing and major infrastructure) | 10 hours = £1150 (£115 per hour) |