

Developer Contributions and Affordable Housing (Section 106)

Developer's Guide Part 2

Interim Document November 2008

Updated September 2017

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**Slough Borough Council
Planning and Building Control Services**

Planning Services
Slough Borough Council
St Martins Place
51 Bath Road
SLOUGH
SL1 3UF

Tel: 01753 875810 Planning Applications
01753 477341 or 875855 Policy/Section 106

Email: Planning Applications planning@slough.gov.uk
Planning Policy/Section 106 planningpolicy@slough.gov.uk

Web: www.slough.gov.uk

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Contents

1	Preface	3
2	Section 106 Planning Obligation Requirements.....	4
3	Transport related works or financial contributions	5
4	Education.....	6
5	Recreation	7
6	Recreation facilities in lieu of private amenity space.....	8
7	Affordable Housing	9
8	Sustainable Design and Construction.....	15
9	Other Requirements	16
10	Additional sums to be paid	17
Appendix 1:		
	Quick Reference Table Developer Contributions etc.	18

1 Preface

This series of developer guide documents is intended to assist developers who are proposing to submit planning applications for residential and commercial schemes in Slough.

Part 1 Planning Application Procedure and Decision Making

Part 2 Developer Contributions and affordable Housing (Section 106)

Part 3 Transport and Highway Guidance

Part 4 General Development Guidance

It should enable applicants to appreciate what they will be required to do and what to expect from the Planning Service at various stages.

Its production is part of an Action Plan geared to improve our performance in determining major planning applications and ensuring that recent improvements are sustained in the coming years.

The key emphasis is on shifting all the work required on negotiating schemes to the "pre-application" stage so that once an application is submitted we can concentrate on the processing elements to meet the Government's "13 week" target.

It is being published as an Interim document. It is envisaged that in due course more comprehensive advice will be produced in the form of a Supplementary Planning Document, following consultation and statutory procedures. Any changes will be put on the council website.

It does not set out to include all information that a potential applicant may need but aims to provide links to other existing sources/documents as appropriate.

It is being submitted to the Council's Planning Committee for Members' endorsement and so they are aware of the basis on which applications before them have been prepared.

It is hoped that developers find the guide helpful and comments and suggestions would be welcomed.

2 Section 106 Planning Obligation Requirements

The Council wish to ensure new development proposals make an appropriate contribution towards necessary and relevant physical and social infrastructure associated with the development. This ensures that the cost of new public infrastructure needed to serve new development does not fall upon the public purse. It also ensures otherwise scarce land is made available for affordable housing for those unable to purchase their own home and to help create balanced, sustainable communities.

The Council is able to require contributions under Section 106 of the Town and Country Planning Act, Government Planning Policy Statements and policies in Development Plans. Council documents giving background information or justification for the requirements are referred to in the next section eg; the Local Transport Plan; Slough Housing Strategy.

This is a brief guide to the most common requirements. Where no specific contribution etc. is specified information on the site and type of development will be needed. In particular transport assessment information will be needed to establish what transport contributions will be sought. Please contact the Planning Department with an outline of your proposal to establish what contributions might be needed. Most contributions are applicable to major developments only. However smaller developments (less than 10 dwellings or 1,000 square metres floorspace) may be affected by transport and recreation contributions or works.

It is important that applicants contact the Planning Department prior to submitting a planning application and prior to purchasing development sites etc. to establish what planning obligations will be required for a particular development.

Section 106 planning obligation agreements will need to be completed and signed before any planning permission can be granted. It is advisable to agree heads of terms of an agreement prior to submission of an application. The Council has prepared standard clauses to speed up the issue of agreements.

Whilst the items below are necessary for development to go ahead it is recognized that there may be exceptional circumstances where the level of contribution required makes the proposed development unviable. If the Council wish the proposal to go ahead and clear information on viability is available the Council may be prepared to reduce the normally requested contribution.

This is an interim guide. More detailed policies and guidance will be included in forthcoming development control policies (Development Plan Document) and a Supplementary Planning Document in the near future. This will be subject to public consultation before adoption by the Council and will be prepared as part of the new Local Development Framework planning system. Furthermore, the Government are currently reviewing the Planning Obligations system. Part of it may be replaced by a Community Infrastructure Levy.

3 Transport related works or financial contributions

When will there be a requirement

Dependent upon the location of site and type of development.

Dependent upon the affect of the development upon the existing transport network and proposed improvements. See guidance on Transport Assessments below and Table 1 in Transport and Highway Guide. Further guidance to quantify contributions in relation to highway capacity improvements and transport enhancements etc. and the development expected within the town is due to be published in 2009.

What will be required

- Off site works (see Note 1) or financial contribution towards transport improvements related to the development. These may include enhancements to highways, traffic management, road safety, pedestrian or cyclist facilities. If a financial contribution is required it may go towards a large, future project that will be funded from more than one development.
- Alterations within the existing highway to accommodate a new access. (The Council will require a commitment to enter into a Section 278 Agreement under the Highways Act 1980)
- Dedication of land for approved road widening or road improvement schemes.
- Financial contribution towards enhanced public transport infrastructure or services.
- Financial contribution towards the control of roadside car parking (including the cost of preparing any Traffic Regulation Order).

- A Travel Plan for uses that attract, employ, or house significant numbers of people. For building floorspace thresholds etc. see the extract of the Department for Transport guidance in the Transport and Highways guidance document eg: 80 dwellings, 800 sqm food retail, 1,500 sqm non food retail, 2,500 sqm Business, 1,000 sqm clinics/surgeries, 100 bed hotel, 50 bed institution.
- A financial contribution to monitor Travel Plans (Normally £6,000).

Note 1: For any off-site works to be carried out by the developer a commitment to enter a Section 278 Agreement of the Highways Act 1980 will be needed. Please note commuted sums for maintenance will be included in 278 Agreements; please see Table 3 in Developer's Guide Part 3 for details.

Timing of payments/works

Dependent upon development and works required. Most off-site works by developers will need to be complete prior to the first occupation of the development or occupation of the first dwelling. Some works associated with access junctions might need to be substantially complete prior to commencement of construction work on site. Financial contributions will normally need to be paid prior to commencement of development.

4 Education

When will there be a requirement

- Residential development of 15 or more dwellings where the Council, as Education Authority, identify a shortfall in places at local schools or colleges (Early Years, Primary, Secondary, Post 16 education and Special Education Need). At present there is an identified shortfall across the whole Borough.
- Residential development of between 5 and 14 dwellings will attract a reduced contribution in the near future probably from 1st March 2009. Please see provisional rates below.

What will be required (15 or more dwellings)

A financial contribution for each dwelling based upon the following rates which will be updated annually. For developments of 100 or more dwellings see note opposite on Very Large Developments.

Very Large Developments

Primary Education: developments of 100 or more units may require additional contributions.

Secondary Education: development generating 40 or more secondary school places may require additional contributions. For example 40 places is equivalent to 100 four bedroom houses or 1,300 two bed flats.

The need for additional contributions will be dependent upon the location of the development and occupancy rates in local schools within the school catchment area. Please enquire prior to the submission of a planning application. Any additional contribution will include an initial sum to carry out a study to assess the cost of new school building works. The study will establish what additional contribution will be required.

Timing of payments/works

Financial contributions will need to be made prior to the commencement of development.

Number. of Bedrooms	Early Years	Primary	Secondary	Post 16	SEN	Total
Houses						
1 bedroom house	£106	0	0	0	£36	£142
2 bedroom house	£376	£5,345	£2,022	£506	£504	£8,753
3 bedroom house	£376	£6,316	£4,298	£1,517	£675	£13,182
4 or more bedroom house	£517	£10,365	£9,859	£2,275	£1,170	£24,187
Flats						
1 bedroom flat	£165	£648	0	0	£90	£903
2 or more bedroom flat	£270	£2,753	£758	£758	£288	£4,828

- SEN: Special Education Need
- Early Years: Nursery age children - normally accommodated in Childrens' Centres.
- The above rates apply to all new dwellings including social/affordable housing.
- Background information regarding the calculation and need for all the education contributions referred to above is available on request to the Planning Section (Policy Group).

5 Recreation

When will there be a requirement

- All residential development on sites of 2 hectares or more.
- All residential development of 70 dwellings or more.
- For residential development under 2 hectares or under 70 dwellings the requirement will be dependent upon the location of the site, type of residential accommodation, proximity to and type of existing public open space/play areas and the Council's open space and recreation facility studies.

What will be required on sites of 2 hectares or more

- Public Open Space covering 10 % of the site area
- Equipped children's play area(s) usually within the above area.
- A financial contribution for long term maintenance (20 years) of open space and play equipment.

What will be required on sites of less than 2 hectares (particularly development of 70 or more dwellings)

- Normally a financial contribution towards the provision of new or enhanced recreation facilities off-site. A typical contribution is £ 750 per dwelling for a development of mainly family houses with no existing open space/play area nearby.
- Occasionally on-site provision of public open space and play equipment with a financial contribution for long term maintenance.

Timing of payments/works

Open Space etc will need to be laid out as part of the related residential development and not after construction work is complete. Financial contributions will need to be paid prior to the occupation of the first dwelling.

6 Recreation facilities in lieu of private amenity space

When will there be a requirement

For high density residential schemes in or near the town centre that have inadequate private amenity space.

What will be required

A financial contribution of £300 per dwelling for the enhancement of existing nearby public open space.

Timing of payments/works

Financial contributions will need to be paid prior to the commencement of development.

7 Affordable Housing

Introduction

The Core Strategy for Slough 2006-2026, adopted 2008, has a policy that requires between 30% and 40% of homes on new development sites of 15 or more to be affordable housing. The Developers Guide states how the Council will implement that policy. This update was approved by Planning Committee September 2017 as planning guidance for when planning applications are considered.

When will there be a requirement

Residential development on sites of 0.5 hectare or more and development with 15 or more dwellings. This includes change of use to residential accommodation. See Table 1.

What will be required

- Developments of 15 to 24 homes

A financial contribution in accordance with the schedule of rates at Table 3 will be payable. The contributions are payable per unit dependent upon the size of development. But the contributions are made only on the 15th unit and each additional unit up to 24 units. The requirement is based upon a starting point of 30% affordable housing. However the rates have been set to take account of typical development viability calculations to encourage more development between 15 and 24 units than has occurred in the past. The payments will be spent by the Council on affordable housing.

For sites of 0.5 hectares or more where the number of homes is not known please see below.

What will be required

- Development of 25 or more dwellings

New affordable homes are to be provided in accordance with the percentages in table 1 and 2. There are different requirements for development less than 70 homes or 70 or more

homes. In addition there is a lower requirement, in certain circumstances, but for brownfield sites only, where development viability is an issue. (see Viability assessments below). The percentages in the tables relate to the proportion of the total of new homes in the development. Table 2 outlines the proportion of 3 different tenures types required. The Council's definition of tenure types is as set out below:

Rent: Comprises a combination of Slough Affordable Rent (roughly equivalent to social rent) and Slough Living Rent as set out below. It does not include any rented accommodation where there is any home ownership involved e.g. rent to buy nor does it include the Government's proposed affordable private rented category. Details of rent levels to carry out valuations can be made available on request to the Council's Housing Development Team [HousingDevTeam@slough.gov.uk]. Rent levels are likely to be revised annually.

Slough Affordable Rent: broadly the existing Council or Housing Association or Target rents (defined by reference to the Homes and Communities Agency policy). It is important to note this is not the same as Affordable Rent as defined in the Governments Planning Practice Guidance. The proportion of the two different categories required varies between greenfield and brownfield sites. Brownfield sites require less Slough Affordable Rent than on greenfield sites and vice versa for Slough Living Rent.

Slough Living Rent: for people on middle incomes but who cannot access market rents. It therefore meets the ambition in the Council's Housing Strategy to have a wider range of rents available for different groups of the population who cannot afford to accommodate themselves in the

market. These rents would also be affordable for people on Housing Benefit and include any service charges. They will be reviewed annually and set at a level that reflects median gross household incomes in Slough and take account of the size of the property.

Intermediate Housing: To comprise Shared Ownership and Rent to Buy. Both of these are 'ownership' based tenures. This category also includes Build to Rent products where these are provided at less than market rent but above the level of Slough Living Rent. (If the Government introduce Starter Homes the Council has the option of including them within this category). The minimum % share available to a purchaser should not be higher than 40%. New intermediate homes must be first offered to local people through the Council's Register of households interested in intermediate housing.

What will be required

- Sites of 0.5 hectares or more

Where the total number of dwellings is not known at the planning permission stage the above provisions (table 1, 2 and 3) will still be applicable. The amount of affordable housing or payment would be calculated when the number of dwellings is known.

Viability assessments for brownfield sites

Developers may consider that development of a site that already has built development on it can only go ahead if likely Section 106 obligations including affordable housing are reduced. Any request to the Council for a development to not be policy compliant, in terms of affordable housing targets and infrastructure contributions, will need to be supported with a viability assessment. Unless the exception outlined below applies a full viability assessment will need to be submitted and accepted by the Council before any planning permission can be granted. This may involve negotiation. See separate document on

the Council's web site (Planning) for details of what the council expect to be submitted and associated fees. [Residential Development Viability Assessment Guide]

Past experience indicates that some brownfield sites are not easily developed without a reduction of affordable housing. Consequently the above requirements allow for a relaxation whereby a full viability assessment need not be submitted if the stated reduced affordable housing requirement is met - Brownfield (viability issue) in table. A simple viability statement will however be needed at the planning application and pre-application stage. This will hopefully incentivise developers to include a substantial level of affordable housing but avoid the complication of a viability assessment and uncertainty regarding negotiation.

The exemption re brownfield viability will not apply if any public subsidy is received to fund the affordable housing development. The exemption will not apply if a variation to an existing planning obligation is sought. If a development proposal is associated with permission for an office to residential conversion the value of that conversion, including any extension to it, needs to be taken into account regarding the viability statement/assessment.

Prospective purchasers must take account of planning policy requirements when valuing development sites and before buying sites.

Financial payments in lieu

Other than for developments of 15 to 25 homes referred to above financial payments in lieu of building new affordable homes will not normally be accepted. Payments (also known as commuted sums) will only be accepted in exceptional circumstances i.e. when the Council considers it will be a benefit compared to new homes being built by a developer. The amount of any financial contribution will be negotiated and based upon a figure considered equivalent to affordable housing on site.

On-site or off-site

Where the requirement is for new affordable housing to be built it will nearly always be provided on the development site where the requirement applies. In exceptional circumstances the Council will consider the required affordable housing being built on another site (i.e. a donor site). The exceptional circumstances will apply where the Council considers off site provision a benefit compared to on site. Any donor site will have to be suitable for affordable housing tenants and not already be allocated for or expected to provide some affordable housing.

Minimum requirements

The percentages of affordable housing stated are minimums excepting where viability has been accepted by the Council. Developers of affordable housing can of course offer a greater percentage than the figures stated.

Other requirements

Standards - Affordable housing dwellings to be built to HCA Housing Quality Indicator standards.

Dwelling Mix - A mix of dwelling types and sizes to be agreed by the Council (including specifying the number of persons to be accommodated per dwelling and floorspaces). Guidance on housing mix requirements for potential development sites/types will be available if requested.

Floorspace - floorspace (net internal of dwelling) should be based upon the nationally prescribed space standard.

Disability Standard (wheelchair standard) - due to high levels of the need for housing for disabled residents across all tenures, 5% of homes are to be to be wheelchair standard on all developments of 25 or more dwellings.

Section 106 planning obligation - the affordable housing will be secured through a Section 106 planning obligation. It will include provision for the housing to remain as such in

perpetuity but with provision for the exclusion of mortgagees etc. in possession and purchasing under any statutory provision or stair-casing re shared ownership. The obligation will include provision for eligibility and occupancy arrangements to be agreed with the Council; i.e. how the affordable housing will accommodate those in most need. Most affordable housing will need to be transferred to either the Council or a Registered Provider approved by the Council. The Council will seek a nomination rights agreement to be signed by the relevant registered provider. Any financial payments will be indexed linked (BCIS All in tender) when written into Section 106 obligations. Financial contributions will need to be paid prior to the commencement of development.

Clawback/viability review mechanism

If a development, supported with a viability assessment, is agreed without being policy compliant re affordable housing policy it should be noted that the Section 106 planning obligation will include a review mechanism i.e. viability would be re-assessed at a later date. The obligation would only be applicable after a defined period from planning permission such that if development is well underway in a reasonable timescale there will be no need to carry out a review of viability. A different arrangement would be made for very large multi phased developments over many years. The review would establish if development values rise above development costs after permission is granted such that more affordable housing or an equivalent payment could be provided. Any additional affordable housing or payment justified by the review would take account of developers return for the site and be capped at the normal policy compliant level.

Registered Provider Partners

The Council currently has 8 partner Registered Providers and developers will be asked to approach them as well as the Council to

negotiate taking on the affordable housing. They can be approached at the pre-application stage. Section 106 obligations can allow for other Providers to be used if no reasonable agreement can be reached with one of the partners listed (or the Council) in a reasonable time. It should be noted that the Council or one of its housing companies may also be in a position to purchase some affordable housing from developers. Developers will be asked to approach the Council at the same time as Providers.

The council's Partners are:

- A 2 Housing Group
- Catalyst Housing Group
- Home Group
- Paradigm Housing Group
- Thames Valley Housing Assn.
- Housing Solutions
- Radian
- Inquilab

Contact details for the above and the Council (Housing) as at September 2017 are below.

Contact List

Jill Caress

**Group Business Development Director
Housing Solutions**

T: 01628 543120

E: Jill.Caress@housingsolutions.co.uk
Crown House, Waldeck Road, Maidenhead,
Berkshire, SL6 8BY

Nancy Waterhouse

**Assistant Director Development
A2Dominion Group**

T: 020 8825 1488

E: Nancy.Waterhouse@a2dominion.co.uk
Spelthorne House, Thames Street, Staines-
upon-Thames, TW18 4TA

Robert Jakuscone

**Head of Land and Planning
Catalyst Housing Group**

T: 0208 693 2405

E: Robert.Jakuscone@chg.org.uk
Ealing Gateway, 26-30 Uxbridge Road, Ealing,
London, W5 2AU

Gareth Crawford

**Head of Development
Home Group Limited**

T: 0207 5202214

E: Gareth.Crawford@homegroup.org.uk
2nd Floor, Bravington House, 2 Bravingtons
Walk, Kings Cross, London, N1 9AF

Alison Laing

**Head of New Business
Paradigm Housing Group**

T: 01628 811733

E: alison.laing@ParadigmHousing.co.uk
1 Glory Park Ave, Wooburn Green, Bucks,
HP10 0DF

Jon Clowes

**Regional Land and New Business Manager
Thames Valley HA**

T: 0208 607 0573

E: Jon_Clowes@tvha.co.uk
Premier House 52 London Road, Twickenham
TW1 3RP

Christopher Bartlett

**Head of Partnerships & Projects
Radian Group**

T: 0300 123 1 567

E: Christopher.bartlett@radian.co.uk
Parkside House, 33-39 Sheet Street, Windsor
Berkshire, SL4 1BY

Uzair Jahangir

**Development and Asset Management -
Graduate Trainee**

Inquilab Housing Association

T: 0208 607 7774

E: uzairj@inquilabha.org
Unit 3, 8 Kew Bridge Road, Brentford,
TW3 0FJ

Mike England

**Director, Place and Development
Slough Borough Council**

T: 01753 475111

E: mike.england@slough.gov.uk
St Martins Place, 51 Bath Road, Slough,
Berkshire, SL1 3UF

Table 1 Affordable Housing Required

	Type of Requirement	Normal Requirement	Exemption For brownfield sites where development viability is an issue
		Affordable Housing as a % of total development.	
Development Size			
15 to 24 new homes	Financial Contribution	Schedule of rates applied (Table 3)	Not applicable
25 to 69 new homes	Build new homes	30% total Comprising: Rent 25% Intermediate 5%	25% total Comprising: Rent 21% Intermediate 4%
70 or more new homes	Build new homes	40% total Comprising: Rent 25% Intermediate 15%	35% total Comprising: Rent 22% Intermediate 13%

Table 2 Affordable Housing Required by Tenure

(affordable housing tenure as a percentage of total new homes in a development)

	Development Size					
	25-69 homes in development			70 plus homes in development		
	Tenure Split			Tenure Split		
Type of Site	Slough Affordable Rent (Social Rent)	Slough Living Rent	Intermediate	Slough Affordable Rent (Social Rent)	Slough Living Rent	Intermediate
Greenfield	10%	15%	5%	10%	15%	15%
Brownfield	6%	19%	5%	6%	19%	15%
Brownfield (viability issue)	5%	16%	4%	5%	17%	13%

Table 3 Financial contribution for developments of 15 to 24 homes

Payment to be made dependent upon size of development (total number of units) and type of dwelling proposed. The contributions below are for each development site; not per dwelling.

Type of dwelling proposed	15 units	16 units	17 units	18 units	19 units	20 units	21 units	22 units	23 units	24 units
1 Bed	£39,860	£77,623	£113,287	£146,854	£178,322	£207,693	£234,966	£260,141	£283,218	£304,197
2 Bed	£50,884	£99,092	£144,620	£187,471	£227,643	£265,137	£299,954	£332,091	£361,551	£388,333
3 Bed	£68,047	£132,513	£193,397	£250,700	£304,421	£354,561	£401,120	£444,097	£483,493	£519,307
4 Bed	£112,243	£218,578	£319,006	£413,526	£502,139	£584,844	£661,642	£732,532	£797,515	£856,590
5 Bed	£151,951	£295,904	£431,859	£559,818	£679,779	£791,742	£895,708	£991,677	£1,079,648	£1,159,622

For developments with a mix of dwelling sizes

The payment to be made will be calculated by taking a portion of the above charge for each relevant dwelling size in proportion to the mix of dwelling sizes in the development. E.g.

21 homes within development with mix of 7 x one bed, 7 x two bed, 7 x three bed
(mix split 33/33/33)

Payment: Under 21 units column sum of 33% of one bed charge; 33% of two bed charge; 33% of 3 bed charge.

17 homes within development with mix of 7 x one bed and 10 x two bed (mix split 41/59).

Payment: Under 17 units column sum of 41% of one bed charge and 59% of two bed charge.

8 Sustainable Design and Construction

Sustainable Design and Construction requirements will usually be secured by planning conditions. This includes minimisation of carbon emissions; normal requirements are below:

Developments of 50 or more dwellings:

Design and construct to be better than Building Regulations (Part L1a 2013) in terms of carbon emissions. Specifically design to achieve 15% lower than the Target Emission Rate (TER) of Building Regs in terms of carbon emissions.

In addition to better than Building Regs incorporate energy generation from low or zero carbon sources on site or nearby (i.e. if CHP or district heating is available nearby). The level of energy generation from these low or zero carbon sources should be equivalent to approximately 10% of the developments carbon emissions. For residential development this is defined by the carbon emissions figure of 15% lower than TER as described above.

This energy generation requirement can be applied flexibly for brownfield sites under 1 hectare if it is not practical to achieve 10%.

Non residential development of 1,000 sq metres and above:

- 1 Design and construct to achieve a BREEAM rating of Very Good or excellent. Commercial Development of 10,000 sqm or more will be expected to achieve a BREEAM rating of excellent. See information on the BRE web site - www.bre.co.uk. Submission of proof of compliance will be required at the design and completion stage.
- 2 Low or Zero Carbon energy - include energy generation capacity from low or zero carbon sources either on site or in the vicinity of the site. For off site provision the energy generated should be linked to the development i.e. district heating or combined heat and power. An appropriate amount is 10 % of the developments carbon emissions as defined by the Building Emission Rate (Building Regs Part L).

If the above requirement is not practical because of the small size of development, its location or form, evidence to justify an exception should be submitted.

9 Other Requirements

There will be occasions when other section 106 requirements are required as a result of site or development specific circumstances or specific requirements of statutory consultees eg: Sport England; Environment Agency, Thames Water, Natural England. Examples of site specific requirements are:

- Security measures such as CCTV or other community safety measures.
- Installation of recycling facilities - communal 'bring sites'. (developments of 150 or more dwellings in suburban areas or very large retail/leisure developments).
- Library Service (a financial contribution may be required where extra dwellings create demand at libraries with no spare capacity).
- Health Facilities.
- Public art.
- Enhancement of adjacent public spaces (public realm).
- Long term management of landscape areas or trees or areas of ecological importance.
- Air Quality Monitoring
- Air Quality Mitigation

By condition major developments will be required to provide some electric vehicle charging points within car parks and residential plots. Car parks for flats will in addition need to have incorporated electric cables to allow additional charging points in the future. Contributions towards car clubs may be needed and other mitigation measures.

10 Additional sums to be paid

All financial sums will be index linked using the RICS Building Cost Information Services All in Tender Price Index.

The Council's Legal fees and 106 monitoring costs are to be paid.

Appendix 1 Quick Reference Table Developer Contributions etc.

RESIDENTIAL DEVELOPMENT (No. of units)												
Item	5-9	10-14	15-24	25-49	50-69	70-79	80-99	100-149	150 plus			
Transport/ Highways	D	D	D	D	D	D	D	D	D			
Travel Plan monitoring							yes	yes	yes	Note 1		
Affordable Housing				yes	yes	yes	yes	yes	yes			
Affordable Housing				yes	yes	yes	yes	yes	yes			
Affordable Housing			Stepped rate Note 2	Ex	Ex	Ex	Ex	Ex	Ex			
Education			yes	yes	yes	yes	yes	yes	Yes Additional sum Note 5			
Recreation			D	D	D	yes	yes	yes	yes	Note 6		
Recreation			D	D	D	yes	yes	yes	yes	Note 7		
Recreation (Town Centre/high density schemes)		Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8			
Sustainable Design and Construction					yes	yes	yes	yes	yes			
Other requirements	D	D	D	D	D	D	D	D	D			
Recycling									may be			

NON RESIDENTIAL DEVELOPMENT (gross floorspace or bedrooms)		
Transport/Highways	Dependent upon site location & type of development.	
Travel Plan Monitoring contribution (Note 1)	Examples of minimum Thresholds (see table 1 in Transport and Highway guidance)	800 sqm food retail, 1,500 sqm non food retail, 2500 sqm Business, 4,000 sqm Industrial, 100 bed hotels, 50 bed institutions, 1000 sqm clinics/surgeries etc.
Sustainable Design and Construction	BREEAM Very Good or Excellent plus renewable energy.	1,000 sqm and above
Other	Dependent upon site location & type of development	

Notes

D - Dependent upon site location and type of development.

Ex - Very Exceptional.

- 1 - Normally £6,000 per Travel Plan
 - 2 - Stepped rate see table 3
 - 3 - Between £142 & £24,187 per unit
 - 4 - Additional contributions may be required.
 - 5 - 10% of site if 2 hectares or more in area; maintenance contribution required if Council adopts land or play equipment.
 - 6 - Contribution reduced or nil if open space on site.
 - 7 - Applicable only to schemes where private amenity space on site limited. Rate - £300 per dwelling.
- Not charged if recreation on site or other recreation contribution made.

All contributions will be index linked (BCIS) when inserted in a Sn 106 agreement.
Council legal and monitoring fees to be paid.

This document can be made available on audio tape, braille or in large print, and is also available on the website where it can easily be viewed in large print.

If you would like assistance with the translation of the information in this document, please ask an English speaking person to request this by calling 01753 875820.

यदि आप इस दस्तावेज़ में दी गई जानकारी के अनुवाद किए जाने की सहायता चाहते हैं तो कृपया किसी अंग्रेजी भाषी व्यक्ति से यह अनुरोध करने के लिए 01753 875820 पर बात करके कहें.

ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚਲੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਕਰਨ ਲਈ ਸਹਾਇਤਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਵਿਅਕਤੀ ਨੂੰ 01753 875820 ਉੱਤੇ ਕਾਲ ਕਰਕੇ ਇਸ ਬਾਰੇ ਬੇਨਤੀ ਕਰਨ ਲਈ ਕਹੋ।

Aby uzyskać pomoc odnośnie tłumaczenia instrukcji zawartych w niniejszym dokumencie, należy zwrócić się do osoby mówiącej po angielsku, aby zadzwoniła w tej sprawie pod numer 01753 875820.

Haddii aad doonayso caawinaad ah in lagu turjibaano warbixinta dukumeentigaan ku qoran, fadlan weydiiso in qof ku hadla Inriis uu ku Waco 01753 875820 si uu kugu codsado.

اگر آپ کو اس دستاویز میں دی گئی معلومات کے ترجمے کے سلسلے میں مدد چاہئے تو، براہ کرم ایک انگریزی بولنے والے شخص سے 01753 875820 پر کال کر کے اس کی درخواست کرنے کے لئے کہیں۔

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