

CHILDREN'S CENTRES**Residential development (use class C3)**

10 or more dwellings

Local planning authorities should consider requesting contributions from developers if their proposed development falls within a 20-minute walk or 1.5 mile radius of a proposed centre. This is considered to be the limit to which a parent with small children will be prepared to travel to use facilities.

800 children is regarded to be the normal size of a catchment population where the provision of Children's Centres within a community will be required.

In rural areas where the population is dispersed, it is not possible to provide the same level of services as in urban areas. In these areas, the authority should consider other ways of providing for children (for example, mobile facilities and satellite centres).

EDUCATION**Residential development (Use Class C3)**

Contributions should be made for developments involving dwellings with two or more bedrooms.

Principal urban areas, main towns and key service centres

Contributions should be made for residential developments of **50 or more dwellings** in a catchment area (2-mile radius for primary schools and 3-mile radius for secondary schools) where direct impact has been identified.

Areas outside of principal urban areas, main towns and key service centres

Contributions should be made for residential developments of **10 or more dwellings** in a catchment area (2-mile radius for primary schools and 3-mile radius for secondary schools) where direct impact has been identified.

Primary schools = 0.35 per unit x DfES multiplier (£10,372) x locational factor (0.97 Lancashire, 1.00 Blackburn with Darwen and Blackpool)
= £3,521 (Lancashire), £3,630 (Blackburn with Darwen and Blackpool) per dwelling

Secondary schools = 0.25 per unit x DfES multiplier (£15,848) x locational factor (0.97 Lancashire, 1.00 Blackburn with Darwen and Blackpool)
= £3,843 (Lancashire), £3,962 (Blackburn with Darwen and Blackpool) per dwelling

Local Education Authorities may also seek additional contributions for any additional land costs.

Major residential development (over 150 dwellings)

If the education authority decides that a new school is needed, the developer will be expected to pay all costs, including for land.

LIBRARIES

Residential development (Use Class C3)

10 or more dwellings

Thresholds for residential development apply only where there is a specific need identified through in paragraph 2.11.4.

Flats and single-bedroomed dwellings

0.08×1.5 (average household size) \times £1,500 (average building cost per m²) = £180 per unit

Family housing (2 or more bedrooms)

0.08×2.37 (average household size) \times £1,500 (average building cost per m²) = £284 per unit

Sheltered accommodation

0.08×1.25 (average household size) \times £1,500 (average building cost per m²) = £150 per unit

Major residential development (over 150 dwellings)

In addition to the above formulae, developers will be expected to contribute to any additional investment required to provide facilities in locations where there is no library within 3 km. This contribution may be financial or may take the form of land or materials.

MINERALS

All Use Classes – Minerals and waste development

There is no minimum threshold. Proposals will be dealt with on a site-by-site basis and will primarily relate to mineral extraction and waste proposals.

TRANSPORT

Land use	Development (threshold)
Residential development (C3)	10 dwellings or more
Food retail (A1) Non-food retail (A1) B1(a) office + A2 employment B2 general industrial and B8 storage and distribution	1,000m ² gfa or more
Other uses	To be determined on a case by case basis

Developer contributions for transport									
Accessibility score (as determined by the accessibility questionnaire)	Land use type £ per 1,000gfa					Residential contribution per dwelling (number of bedrooms)			
	Food retail	Non-food retail	Office (B1a) and employment (A2)	General industrial (B2) and storage and distribution (B8)	All other uses	1 or 2 or sheltered or communal housing (per unit)	3 or property size not known	4	5
under 9	180,000	120,000	45,000	30,000	Decided on a case-by-case basis	1,440	2,160	2,880	3,600
9	173,200	115,500	43,300	28,900		1,410	2,120	2,820	3,530
10	166,400	110,900	41,600	27,700		1,380	2,070	2,760	3,450
11	159,500	106,400	39,900	26,600		1,350	2,030	2,700	3,380
12	152,700	101,800	38,200	25,500		1,320	1,980	2,640	3,300
13	145,900	97,300	36,500	24,300		1,290	1,940	2,580	3,230
14	139,100	92,700	34,800	23,200		1,260	1,890	2,520	3,150
15	132,300	88,200	33,100	22,000		1,230	1,850	2,460	3,080
16	125,500	83,600	31,400	20,900		1,200	1,800	2,400	3,000
17	118,600	79,100	29,700	19,800		1,170	1,760	2,340	2,930
18	111,800	74,500	28,000	18,600		1,140	1,710	2,280	2,850
19	105,000	70,000	26,300	17,500		1,110	1,670	2,220	2,780
20	98,200	65,500	24,500	16,400		1,080	1,620	2,160	2,700
21	91,400	60,900	22,800	15,200		1,050	1,580	2,100	2,630
22	84,500	56,400	21,100	14,100		1,020	1,530	2,040	2,550
23	77,700	51,800	19,400	13,000		990	1,490	1,980	2,480
24	70,900	47,300	17,700	11,800		960	1,440	1,920	2,400
25	64,100	42,700	16,000	10,700		930	1,400	1,860	2,330
26	57,300	38,200	14,300	9,500		900	1,350	1,800	2,250
27	50,500	33,600	12,600	8,400		870	1,310	1,740	2,180
28	43,600	29,100	10,900	7,300		840	1,260	1,680	2,100
29	36,800	24,500	9,200	6,100		810	1,220	1,620	2,030
30	30,000	20,000	7,500	5,000		780	1,170	1,560	1,950
31						750	1,130	1,500	1,880
32						720	1,080	1,440	1,800
33						690	1,040	1,380	1,730

34			660	990	1,320	1,650
35			630	950	1,260	1,580
36			600	900	1,200	1,500
37			570	860	1,140	1,430
38			540	810	1,080	1,350
39			510	770	1,020	1,280
40			480	720	960	1,200
41			450	680	900	1,130
42			420	630	840	1,050
43			390	590	780	980
44			360	540	720	900
45			330	500	660	830
46			300	450	600	750
47			270	410	540	680
48			240	360	480	600

WASTE MANAGEMENT

Residential development (Use Class C3)

10 or more dwellings

Capital cost of a new network 2006 to 2013

Network capital cost (£300,000,000) divided by the number of Lancashire households (625,000) = £480

Contribution per household = £480

After 2013 contributions will be towards revenue costs and the cost of updating facilities. Contributions will be reviewed in 2009.

COUNTRYSIDE ACCESS

Residential development (Use Class C3)

Contributions should be made for developments of 150 or more dwellings within 3km of a public right of way or country park.

All other uses

Contributions should be made for developments of 5,000m² within 3km of a public right of way or country park.

All uses

If there is loss of or direct harm to a public right of way or country park, there is

no minimum threshold. Contributions will be based on the site in question.

CULTURAL HERITAGE

All Use Classes

There is no threshold for developments in this subject area. The type and level of contribution will depend on the site and the nature of the proposed development.

LANDSCAPE CHARACTER AND DESIGN

All Use Classes

No minimum threshold

Contributions and management agreements will depend on:

- the nature and scale of the development;
- the character of the landscape where it is located;
- needs highlighted in the JLSP Landscape and Heritage SPG.

NATURAL HERITAGE

Residential development (Use Class C3)

There is no minimum threshold.

Other development (all other Use Classes)

There is no minimum threshold.

The scale of mitigation and/or compensation required will be assessed on a site-by-site basis and will be dependant on the proximity to and physical impact on the asset. However, the 'as a minimum no-net-loss' approach will be the underlying principle.

The "no-net-loss" approach is not seen undertaking the bare minimum but a means of enhancing the quality of a development to deliver the Government's objectives in PPS9.

YOUTH AND COMMUNITY

Residential development (Use Class C3)

10 dwellings (2 bedrooms or more) in areas of identified need

0.2 x (Average household size 2.37 x average building cost per m² (£1,250) =

£593

Major residential development (over 150 dwellings)

In addition to the above formula, developers will be expected to contribute to any new capital investment required where there are no community facilities within a safe 30-minute walk or 2-mile radius plus funding of the first 2 years' revenue costs. The contribution may take the form of a financial contribution and/or an "in-kind" contribution such as land or materials.

It is recognised that in areas of dispersed population it is not possible to provide the same level of services as in urban areas. In such areas, other ways of providing community facilities will be considered (e.g. mobile facilities and satellite centres) and contributions sought.

AFFORDABLE AND SPECIAL NEEDS HOUSING

Residential developments (use class C3)

Affordable housing should be provided on all sites over 0.5ha, or 15 or more dwellings, whichever is less.

Affordable housing should be provided based on the rate^(A) and type identified by the local planning authority.

Calculating financial contributions where affordable housing cannot be provided on site

Equivalent open-market dwelling price ^(B) (£)	less	Affordable level ^(C) (£)	=	Affordable housing contribution per property (£)
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(A) The percentage of affordable housing required as a proportion of the total number of homes being built.

(B) A price negotiated between the developer and the local authority, based on the developer's projected selling price or Land Registry data.

(C) A price less than or equal to the following.

- For a single-income buyer – their relevant average earnings multiplied by three.
- For joint buyers with two incomes – one and a half times the average relevant earnings of one buyer, multiplied by three.

Relevant earnings are identified for the site through the Council's housing needs assessment or the average earnings figure for the area identified in the New Earnings Survey.

The thresholds below apply where advised by local community safety officers that a crime and disorder issue may exist. In exceptional cases a contribution may be sought at a lower threshold reflecting the perceived risk of crime in that area. This will enable the threshold to be tailored to the location specifics of the area.

Residential development (use class C3)

10 or more dwellings

The scale and type of contribution will depend on how the development is likely to affect community safety.

Retail, leisure and business uses, and residential institutions (use classes A1, A2, A3, A4, A5, B1, B2, B8, C1, C2, D1, D2 and sui generis uses)

1,000m² gfa or more

Contributions from retail, leisure and business proposals will be used to maintain a safe and secure environment for employees, visitors and the general public. Commercial developments will also be expected to contribute to the local authority's wider crime prevention initiatives.

Contributions will generally be requested for:

- all major proposals for leisure and entertainment facilities, including gyms, leisure centres and cinemas, that are likely to be open after 8pm;
- retail, hotel, office and other developments that include the facilities listed above, or that are likely to significantly increase visitor numbers to the area;
- developments such as supermarkets and petrol stations that are open late at night or 24 hours a day;
- all late-night cafés, restaurants, pubs and night clubs that can accommodate 40 or more people and attract customers after 8pm;
- all major town centre developments that will significantly increase visitor numbers and use of public transport; and
- all major development proposals that lead to increased use in isolated areas that are likely to be poorly located in terms of safe, well lit and popular routes and transport facilities.

FLOOD DEFENCES

Flood-risk assessment

Developers must provide a Flood-Risk Assessment for major developments and all developments in flood-risk zones (zones 2 and 3). This assessment should be produced in consultation with the local authority.

PPS25 defines a major development as follows.

Residential development (Use Class C3)

10 or more dwellings, or a site equal to or greater than 0.5ha.

Other development (all other use classes)

A development involving a floor space equal to or greater than 1,000m², or a site equal to or greater than 1ha.

HEALTH

Residential development (Use Class C3)

150 or more dwellings

Other development (all other use classes)

Contributions sought will depend on the nature and scale of the proposed development.

INLAND WATERWAYS

The following obligations apply to developments within 50 metres of an inland waterway or where recommended by the navigation authority.

Residential development (Use Class C3)

Contributions should be made for developments of 10 or more dwellings.

All other land uses

Contributions should be made for developments involving an area of 1,000m² gfa or more.

PUBLIC ART

Town centre, retail, leisure and business uses (Use Classes A1, A2, A3, A4, A5, B1, B2, B8, C1, D1 and D2)

1,000m² gfa or more

Residential and related development (Use Classes C2 and C3)

50 or more dwellings

For use class C2, contributions should be made for developments of 1,000m² gfa or more.

UTILITIES

All Use Classes

There is no minimum threshold. Proposals will be dealt with on a site-by-site basis.

The type and scale of any management agreement or contribution will be dependant on the nature and scale of the development, and on the landscape character type within which it is located.

Open Space, Sport and Recreation

Rossendale is currently preparing an open space and Play Strategy which will inform its SPD

The County Council Policy suggests in Table A and B standards for calculating contribution

Table A

	Intermediate play area/ LEAP			Local open space		Major open space		Playing pitches		Total
	Number of dwellings	Open space requirement per home	Total open space requirement	Open space requirement per home	Total open space requirement	Open space requirement per home	Total open space requirement	Open space requirement per home	Total open space requirement	
1 bed		0		12.9		7.9		17.2		38.0
2 bed		4		17.3		10.6		23.0		54.7
3		6		24.4		14.9		32.5		77.8

bed									
4 bed		9		30.6		18.7		40.8	99.1
Total									269.57

Table B

Dwelling Size		Intermediate Play Area/LEAP			Local Open Space			Major Open Space			No of dwellings
		No of dwellings	Contribution per dwelling ¹	Total Contribution	No of dwellings	Contribution per dwelling ²	Total Contribution	No of dwellings	Contribution per dwelling	Total Contribution	
1-bed	New Open Spaces										
	Construction		£0.00			£190.27					
	Maintenance		£0.00			£147.80					
	Upgrading		£0.00			£190.27			£62.96		
2-bed	New Open Spaces										
	Construction		£105.52			£305.29					
	Maintenance		£112.91			£237.14					
	Upgrading		£105.52			£305.29			£84.48		
3-bed	New Open Spaces										
	Construction		£168.84			£441.74					
	Maintenance		£108.66			£343.12					
	Upgrading		£168.84			£441.74			£119.28		
4-bed	New Open Spaces										
	Construction		£253.26			£574.43					
	Maintenance		£293.57			£446.29					
	Upgrading		£274.37			£574.43			£149.60		
Total	New Open Spaces										
	Construction										
	Maintenance										
	Upgrading										

NB These figures are for illustrative purposes only, and are derived from Swindon Borough Council's SPG (2004) – each Local Authority will need to derive its own figures.

1 – Intermediate Play Area/LEAP are provided for children. The costs quoted are based proportionately to the average no. of children per household, based on 15 sq m space per child.

2 – Local Open Space Costs are discounted as follows: 1 bed 60%, 2 bed 52%, 3 bed 51%, 4 bed 49%.