

REPORT TO INFRASTRUCTURE SERVICES COMMITTEE – 6 OCTOBER 2016

PROPOSED SUPPLEMENTARY GUIDANCE SUPPLEMENTARY GUIDANCE NO.7: DEVELOPER OBLIGATIONS

1 Recommendation

The Committee is recommended to:

- 1.1 **Approve the revised Supplementary Guidance no. 7 Developer Obligations for use from the date of adoption of the Aberdeenshire Local Development Plan 2016, subject to any changes that may be required following the conclusion of the Local Development Plan Examination.**

2 Background / Discussion

- 2.1 In 2015 Aberdeenshire Council consulted on seven pieces of Supplementary Guidance written to support the Local Development Plan 2016. All Area Committees have considered, the comments made to the Supplementary Guidance, and the response proposed by Officers, at meetings between 23 February and 29 March 2016. Extracts from the minutes of these meetings are contained in **Appendix 1**.
- 2.2 6 pieces of Supplementary Guidance were agreed to be adopted with the Local Development Plan 2016 by Infrastructure Services Committee (ISC) on 16 June 2016 (Item 5, Page 141).
 1. Affordable Housing
 2. Regeneration Priority Area
 3. Energetica
 4. Coastal Zone
 5. Local Nature Conservation Sites
 6. Areas of Search and Safeguard for Minerals
- 2.3 Supplementary Guidance No. 7 Developer Obligations was not discussed at the above ISC meeting due to uncertainty regarding the Strategic Transport Fund.
- 2.4 In relation to Supplementary Guidance No. 7 Developer Obligations, clarification was provided to Members at the Area Committees on a range of associated issues, particularly relating to the securing of developer obligations for community facilities. Issues of availability of match funding and the need for resources to support community aspirations were raised. Some Members of the Garioch Area Committee suggested that discounts on developer obligations should be used as a means of incentivising brownfield development. However, the Planning Service considers that this would result in a cost to the public purse and is already considered in the assessment of

the impact of developer obligations on viability. Minor changes to reflect Area Committee discussions, including the introduction of the heading Community Halls and Facilities, as suggested by the Kincardine & Mearns Area Committee, have been made to the Supplementary Guidance contained in **Appendix 2**.

- 2.5 Members will be aware that as a consequence of a Court of Session judgement the SDPA's Strategic Transport Fund Supplementary Guidance has been quashed. The judgement is currently the subject of an application for leave to appeal to the Supreme Court. A decision on the leave to appeal is likely to be available before the end of the year and any amendment necessary will be made to the Developer Obligations Supplementary Guidance before Full Council consider adoption of the LDP.
- 2.6 A draft of the Supplementary Guidance no. 7 Developer Obligations recommended for approval is contained in **Appendix 2**. Should subsequent changes occur following the Local Development Plan Examination that would cause the Supplementary Guidance to be reviewed again, or following the outcome of the legal challenge to the Strategic Transport Guidance and this will be referenced within the Report to Full Council seeking adoption of the Local Development Plan.
- 2.7 The Supplementary Guidance will be sent to the Scottish Government for review, and if this results in a positive response it is proposed that it is made available for use with the adopted Aberdeenshire Local Development Plan 2016.
- 2.8 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of both the previous Reports to Area Committees and to this Report and their comments adopted.

3 Equalities, Staffing and Financial Implications

- 3.1 An Equality Impact Assessment is not required because the Supplementary Guidance applies to the assessment of development proposals and is unrelated to the personal circumstances of the applicant.
- 3.2 There are no specific staffing or financial implications arising from this Report.

Stephen Archer
Director of Infrastructure Service

Report prepared by Piers Blaxter Team Leader (Policy)
Date: 31 August 2016

APPENDIX 1

Extracts from Committee Minutes

Buchan Area Committee 28 February 2016.

Extract from Minute

8. **ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016: ISSUES RAISED IN RESPONSE TO THE PROPOSED SUPPLEMENTARY GUIDANCE**

A report by the Director of Infrastructure Services had been circulated advising that the proposed Local Development Plan, as forwarded to Scottish Ministers on 1st December 2015 for public examination, also includes Supplementary Guidance. The Council published and consulted on 7 elements of supplementary guidance – Affordable Housing, Regeneration Priority Area, Energetica, Coastal Zones, Local Nature Conservation Sites, Areas of Search and Safeguard for Minerals, and Developer Obligations.

The Committee was asked to consider the draft analysis document on Aberdeenshire Council's proposed response to the issues raised to the proposed Supplementary Guidance.

Following a discussion, the Committee **agreed** to provide the following comment to Infrastructure Services Committee:-

- (1) that the guidance should place greater emphasis on the need for more affordable housing and social housing.

Formartine Area Committee 1 March 2016.

Extract from the Minute

4. **ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016: ISSUES RAISED IN RESPONSE TO THE PROPOSED SUPPLEMENTARY GUIDANCE**

There had been circulated a report dated 11 January, 2016 by the Director of Infrastructure Services which provided detail of the issues raised in response to the proposed supplementary guidance in relation to the Aberdeenshire Local Development Plan 2016.

The Policy Team Leader and the Principal Developer Obligations Officer were in attendance to present the report and to answer queries from the members. Discussion took place on each of the seven sections of the supplementary guidance, with members noting: that in relation to affordable housing, commuted sums would only be used exceptionally; that 25% affordable housing would be sought for all developments across the area, however applications approved during the current planning period would be subject to the current requirements; that the definition of moderate incomes was a matter for the Housing Service; that there was no supplementary guidance for masterplanning; that in relation to coastal zones, developed coast did not include golf courses; and that the majority of local nature conservation sites had previous designations but further important aspects had now been recognised.

Thereafter, the Committee:-

- (1) noted the contents of the report,
- (2) requested that officers arrange a member seminar with James Welsh to consider the proposals for possible review in relation to Energetica, and
- (3) provided the following comments to be submitted to the Infrastructure Services Committee:
 - It would be useful for further discussion to take place between Area Managers and the Developer Obligations Team on the work required to identify the aspirations of our communities. It would also be helpful to raise awareness within communities,
 - There should be reference to Community Action Plans, and
 - There should be reference to negotiations with the NHS on their estate strategy.

**Banff and Buchan Area Committee 8 March 2016.
Extract from the Minute.**

12. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016: ISSUES RAISED IN RESPONSE TO THE PROPOSED SUPPLEMENTARY GUIDANCE

A report dated 11 January 2016 from the Director of Infrastructure Services had been circulated to ask the Committee to consider the draft analysis documents on Aberdeenshire Council's proposed response to issues raised to the proposed Aberdeenshire Local Development Plan Supplementary Guidance.

The Committee **noted** the item.

**Garioch Area Committee 8 March 2016.
Extract from the Minute**

8. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016: ISSUES RAISED IN RESPONSE TO THE PROPOSED SUPPLEMENTARY GUIDANCE

As previously indicated, Councillor Ford declared an interest, but continued to take a full part in considering the item.

A report by the Director of Infrastructure Services was circulated detailing the responses received to the proposed Aberdeenshire Local Development Plan Supplementary Guidance and the proposed responses to these comments.

Officers gave an overview to the responses received and the proposals being put forward for consideration. They highlighted Affordable Housing and Developer Obligations as the main areas where comments had been made in response to the consultation.

Members were generally content with the proposals, but discussed the potential for brownfield sites to be the subject of discounted developer obligations. Some Councillors felt that given the potential for higher development costs and the positive benefits of brownfield sites being redeveloped that these should be incentivised. However, other Councillors indicated that this would result in development costs being borne by the taxpayer and argued that the viability of

development would be taken into account in developer obligations discussions anyway.

The Committee was not able to come to a consensus on this matter and put forward two different views for Infrastructure Services Committee to consider. It also expressed a preference for the provision of more serviced sites as affordable housing provision.

The Committee agreed:-

1. to note the draft analysis documents on Aberdeenshire Council's proposed response to issues raised to the proposed Aberdeenshire Local Development Plan Supplementary Guidance; and
2. That the following comments go forward from Garioch Area Committee:-
 - a) Some Councillors considered that the redevelopment of brownfield sites should be encouraged as the development costs of these sites could be higher due to potential for contamination etc. They suggested that a discount on developer obligations should be considered;
 - b) Some Councillors considered discounting developer obligations for brownfield sites to be paying some of the development costs from the public purse and pointed out that legislation strictly controlled what obligations could be sought and developers could make a case for the viability of their project should the development costs be particularly high; and
 - c) More encouragement should be given to the provision of serviced sites as affordable housing provision.

**Kincardine and Mearns Area Committee 23 March 2016.
Extract from the Minute**

9. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016: ISSUES RAISED IN RESPONSE TO THE PROPOSED SUPPLEMENTARY GUIDANCE.

A report by the Director of Infrastructure Services was circulated advising Members of the analysis documents assembled to issues raised to the proposed Local Development Plan Supplementary Guidance.

The Team Leader, Policy, introduced the report taking account of each of the seven elements of supplementary guidance. Members were advised that the majority of response was in relation to Developer Obligations and Affordable Housing.

Members were advised that in relation to affordable housing there were already a range of ways in offering flexibility and viability within the policy. It was advised that off-site provision should only be considered in exceptional circumstances and in normal circumstances serviced land on the developing site would be the first option. Members sought to clarify if commuted sums were

always spent in Kincardine and Mearns and advised that generally they were but an instance of allocating in Banchory from the settlement of Drumoak was acceptable, as an example.

The Team Leader, Policy, advised Members that it had been the intention to review the coastal zone boundaries but that there had been not been enough time to do so, that said the Planning Service were content with what existed. Only minor changes were being recommended.

Members were advised that there were 2 Local Nature Conservation Sites being challenged in Kincardine and Mearns, one north of Newtonhill, Cran Hill, and the Portlethen Moss. No changes were being recommended as the Portlethen Moss was already designated as protected and the land at Cran Hill offers grassland habitat that would be considered important along the coast.

Members were advised that there had been a significant number of comments with regards to developer obligations including, inconsistent wording, lack of evidence, discount on brownfield sites, viability issues, legal costs, retrospective funding, healthcare and sports and recreation. Members were advised that reasoned justification had been provided regarding the issues raised and detailed in the report. Members sought to clarify how developer obligations were calculated as the figures sometimes seemed different, also healthcare provision and wording with regard to community facilities.

Members then **agreed** to make the following Comments on the proposed Aberdeenshire Local Development Plan Supplementary Guidance to the Infrastructure Services Committee for their consideration:

1. Affordable Housing
As suggested on-site provision is the best option.
2. Regeneration Priority Area
No Comments.
3. Energetica
No Comments.
4. Coastal Zones
Support for Officer's recommendations.
5. Local Nature Conservation Sites
No Comments.
6. Areas of Search and Safeguard for Minerals
No Comments.
7. Developer Obligations
The heading should be **Community Halls/Facilities** to ensure a greater opportunity to utilise the funding for evidenced based projects.

**Marr Area Committee 29 March 2016.
Extract from the Minute**

**16. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016: ISSUES RAISED
IN RESPONSE TO THE PROPOSED SUPPLEMENTARY GUIDANCE**

There had been circulated a report dated 11 January, 2016, by the Director of Infrastructure Services, which sought consideration of draft analysis documents on Aberdeenshire Council's proposed response to issues raised to the proposed Aberdeenshire Local Development Plan Supplementary Guidance. The report explained that the Supplementary Guidance dealt with the provision of appropriate further information or detail in respect of the policies and proposals set out in the Plan, in compliance with National Policy. The content was not scrutinised at Examination but authorities were required to send Scottish Ministers a copy of the guidance and set out publicity measures, comments received and how those comments were taken into account.

The Policy Team Leader spoke on the report and advised that seven items of supplementary guidance had been published along with the Local Development Plan of which two, Affordable Housing and Developer Obligations, were of relevance to the Marr area. Representations received were highlighted, together with proposed changes to the guidance.

Following discussion, the Committee **agreed** to note the draft analysis documents on Aberdeenshire Council's proposed response to issues raised to the proposed Aberdeenshire Local Development Plan Supplementary Guidance and to support the officer recommendations in relation to Supplementary Guidance 1: Affordable Housing and Supplementary Guidance 7: Developer Obligations.

APPENDIX 2

Proposed Supplementary Guidance recommended to be approved

Supplementary Guidance 7 Developer Obligations

To comply with Policies RD1 and RD2 set out in “The responsibilities of developers” section of the Plan, a Developer Obligations package may be required. This will be detailed in a Developer Obligations Assessment Report, carried out by the Developer Obligations team, which assesses the level of proportional contributions required towards Developer Contributions and Affordable Housing.

Requirements in respect of affordable housing are set out in Policy H2 Affordable Housing.

The aim of this Supplementary Guidance is to set out the methodology employed in calculating the level of Developer Obligations which may be required as a result of new development.

In order to provide transparency, standardised charges and formulae form the framework for calculations dependent on site specific requirements. The Settlement Statements set out the key requirements for facilities and likely infrastructure which development is required to contribute to proportionally.

Any Developer Obligations sought must be linked to the specific development and meet the tests set out on Circular 3/2012. These are listed below.

Necessary to make the proposed development acceptable in planning terms.

Serve a planning purpose and where it is possible to identify infrastructure provision requirements in advance, should relate to development plans.

Relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area.

Fairly and reasonably relate in scale and kind to the proposed development.

Be reasonable in all other respects.

What are Developer Obligations sought for, and how will these be assessed?

Proportional Developer Obligations may be sought from all types of development, to address the cumulative impact on infrastructure. The developer is not expected to account for existing deficiencies, but to ensure that any proposed development does not detract the amenity of existing residents from additional pressures the proposal would generate.

Proportional contributions are based on the impact of the development on existing infrastructure and the amenity of the settlement in which the development is based. This also applies to infrastructure which although not located within the settlement, serves the development elsewhere.

Infrastructure requirements for each proposal vary, and in some instances it may be more cost effective for the developer to provide these. If further requirements are discovered through the planning process additional to elements identified through initial assessment, these may also be taken into account. These will be based on a case by case basis, as each site is considered on its individual merit. Infrastructure requirements are generally set out in the Settlement Statements.

Providing infrastructure necessary to allow a development to proceed may require the Council to incur costs while working in partnership with developers, or through upfront investment by the Council. Council expenditure to support development requires to be recouped at a later date. This is in line with Circular 3/2012, which sets out the requirement for the Council to request proportional payments from subsequent developments which benefit from that investment until the costs have been recovered in line with the agreed planning obligation/legal agreement.

Developer Obligations Assessments are carried out by the Developer Obligations Team. Developers are encouraged to engage with the Team during the pre-application stage, to ascertain the likely level of contribution required.

For Planning Permission in Principle applications, where specific details of development are unknown, rates are based on location either per standard house unit, or per square metre for commercial/retail premises.

A summary of the types of development and possible obligations is outlined below:

- Residential Development: All proposals which involve the creation of a new dwellinghouse. (Single units will solely be assessed for Education contributions, however the sub division of larger sites into multiple developments of less than 2 units in order to avoid making a contribution towards other elements will not be supported. In cases where multiple related applications may be received, consideration will be given to the cumulative impact of the development and contributions sought for the infrastructure impact).
- Commercial Development: All developments which are within the criteria set out in the Strategic Transportation Supplementary Guidance or require identified Local Transportation mitigation measures.
- Other applications where the Development Management Service considers the proposal to be of a scale or type of development approach to consult with the Developer Obligations Team.

TYPE OF OBLIGATION	RESIDENTIAL	COMMERCIAL
Strategic Transportation	✓	✓
Local Transportation	✓	✓
Education	✓	
Healthcare	✓	
Community Facilities	✓	
Sports & Recreation	✓	
Waste	✓	
Open Space	✓	✓

Development Viability

Up front identification of likely contribution requirements should be sought to be inputted into development appraisals.

In some circumstances, where the developer asserts that the development contributions have an impact on the viability of a development the developer will be required to submit a viability assessment to the Council which may require to be independently reviewed (with the cost met by the developer). The Council will be willing to review the timing or phasing of paying financial contributions to assist the financial viability of a scheme. The particular requirements, timing of payments etc., for individual developments will be determined on a site by site basis.

How will Developer Obligations be Secured and Managed?

Developer Obligations will be secured through upfront payments under Section 69 of the Local Government (Scotland) 1973, Section 48 of the Roads (Scotland) Act 1984 or a Planning Obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997.

Upfront Payments

The applicant must enter into an agreement with Aberdeenshire Council in terms of Section 69 of the Local Government (Scotland) Act 1973.

Where an upfront payment is required, this must be concluded before planning permission can be issued, the applicant is advised to ensure this is the final matter to be concluded before planning permission is issued.

Phased Payments

The council will consider phasing payment of Developer Obligations in accordance with the phasing of the development and based on evidenced completions. Phased payments require a legal agreement to set out the terms and conditions of phased payments. The costs of preparation of the legal agreement and their own legal costs, must be met by the applicant. Agreement on the timing of payments will be included in the legal agreement with the addition of any specific clauses which relate to the proposal. Payments will be index linked in accordance with this guidance and dates as set out in the assessment report with reference to the General Building Cost Index as published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors or such other index as the Council and developer agree as appropriate.

Management of Funds

Contributions, identified individually, are currently held in the Council's balance sheet in a unique account to which notional interest, unless otherwise stipulated, is added on a monthly basis. In the event of a repayment of contribution the interest added will be calculated to reflect, in addition, compounding on an annual basis.

The council undertake to spend contributions received in respect of an appropriate project or projects within 7 years of the date when planning permission is

implemented (evidenced through the notice of initiation of development). In the event of the contribution or part of it not being spent within this time period, the contribution or part will be refunded to the applicant or their nominee along with relative interest accrued.

The monitoring and management of developer obligations funds and supporting phased payments is an additional administrative cost which will be funded through the overall interest and 50% of the total interest on an annual basis, will be used to support this.

TYPES OF OBLIGATIONS AND THE METHODOLOGY FOR CALCULATING THE REQUIRED CONTRIBUTION

Some contributions through this Supplementary Guidance are based on a per-house-equivalent. The figures below calculate the contribution required. A three bedroomed house is taken as a 'standard sized unit (Standard House Unit Equivalent or SHUE)'.

1 bed = 0.6
2 bed = 0.8
3 bed = 1 'standard sized unit'
4 bed = 1.2
5 bed = 1.4
6 bed = 1.6

Where an application is received for Planning Permission in Principle and the precise mix of units is not available then a formula may be included within the agreement to allow the contribution to be calculated based on the final mix proposed or a subsequent assessment undertaken.

All rates, as set out in this guidance, are correct as of Q1 2016 and will be reviewed and published on an annual basis in line with the General Building Cost Index as published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors. The published index linked rate for the year the application is submitted will be used in the assessment report.

LOCAL TRANSPORTATION

All developments, regardless of STF requirements, will be assessed in terms of their impact on the local transport network and may be required to mitigate these impacts. All developments, where impacts requiring mitigation have been clearly identified, will make an appropriate contribution towards local transport infrastructure and / or services related to that development, to ensure that the required facilities / infrastructure provision is in place in time to mitigate the impacts of the development.

EDUCATION

When and where do they apply?

In order to ensure the necessary infrastructure is delivered timeously to meet the required need, mitigation will be sought from all residential development where the school roll is expected to exceed 80% of the maximum capacity and cumulatively along with other identified development the respective school roll is projected to exceed 100% of the maximum capacity.

The required additional capacity will be provided by the most appropriate method by either a permanent extension, reconfiguration of the existing building to provide additional classroom space, or through the erection of a new build school. As these separate methods have differing associated costs, separate rates will be applied. These rates are identified in the tables below. If the necessary capacity can be delivered through a rezoning exercise then a contribution will be sought towards the cost of the rezoning consultation.

How is the contribution calculated?

The annually published School Roll Forecasts are used as the baseline data. The larger the household the greater the potential impact on the school roll, therefore, the Standard Household Unit Equivalent (SHUE) is taken into consideration in calculating the education mitigation. Please note: one bed properties are not considered to generate an education requirement.

A baseline school roll forecast (based on the current published annual school roll forecast), excluding the development, is run and then the SHUE is entered into the Housing section of the most recent school roll forecast in line with the housing land audit phasing where available or the following year to review the impact on the school roll. The maximum number of pupils over 80% of the physical capacity in a 5 year period is then taken, and multiplied by the relevant rate.

$\text{Maximum Number of Pupils Over Capacity} \times \text{Relevant Rate} = \text{Contribution}$

In light of the small scale nature of the development, it is considered fair and reasonable to apply a discount of 80% to the contribution sought for education mitigation for single unit developments, and 60% for developments that propose 2 or 3 units.

Rates

The rates per pupil as set out below are in line with the Scottish Futures Trust space standards and rates per square meter, index linked.

Primary Education

TYPE OF MITIGATION	<i>PRIMARY SCHOOL</i>
New Build (232-462 capacity)	£21,375.00
New Build (463+ capacity)	£18,525.00
Permanent Extension	£18,525.00
Reconfiguration	£7,833
Rezoning	£3,820.00

Secondary Education

TYPE OF MITIGATION	RATE PER PUPIL
New Build (801-1200)	£26,147.00
New Build (1200+)	£23,770.00
Permanent Extension	£23,770.00
Reconfiguration	£10,444
Rezoning	£3,820.00

Land Requirements

On larger developments, where the development as a whole or as part of a masterplan, generates the need for a new school, the developer will be required to reserve and provide an appropriate sized area of land for a school based on the following:

Primary School:

- 5.5 acres (2.2 hectares) (based on a 232-460 place community school)
- 7 acres (2.8 hectares) (based on a 460+ place community school)

Secondary School:

- 26 acres (10.5 hectares) (based on a 1200 place community school).

Consultation should be undertaken with the Council in respect of the location of any school sites as part of a development and land provided to be reasonably flat, at nil value and serviced at the developer's expense. Where a new school is required then a proportional land value element may be required.

PPP Schools (A rate has not been included for this element)

HEALTHCARE FACILITIES

Healthcare facilities can include General Medical Services, Dental Services and Community Pharmacies.

Scottish Health Planning Notes (see <http://www.hfs.scot.nhs.uk/publications-1/property/scottish-health-planning-notes/>) provide national guidance on standards and specification for healthcare facilities.

When and Where Does it Apply?

Applies to all residential developments where the capacity of existing facilities will be exceeded as a result of the development. Site specific requirements are identified in the Settlement Statements.

The baseline is identified as the recommended number of patients of 1500 per General Practitioner (GP). Contributions may be sought for a new build facility, permanent extension or internal reconfiguration works to provide additional capacity.

How is the Contribution Calculated?

No of SHUE x Relevant Rate = Contribution

The Scottish Health Planning Notes identify a floorspace requirement per GP of 271m². Primary healthcare provision now also includes a number of Community Health Partnership (CHP) facilities located within the same facility. Additional floorspace is therefore included for this element.

REQUIRED MITIGATION	CONTRIBUTION PER SHUE
Permanent Accommodation	£1,373
Internal Reconfiguration	£692

For development sites where a new build facility is proposed then a proportionate land contribution may also be required. This may be in the form of serviced land at nil value or a financial contribution.

WASTE AND RECYCLING FACILITIES

Development may generate a need for new or additional waste and recycling facilities to service the growing population. Schedule 3 and the Supplementary Guidance Settlement Statements identify where there is a requirement for new or replacement facilities to serve communities in line with the Updated Integrated Sustainable Waste Management Strategy for Aberdeenshire 2001-2020.

Contributions are calculated at a cost per standard house unit equivalent and will be spent on facilities that serve the local population. Costs per household for each type of facility are based are set out in the table below.

TYPE OF FACILITY	CONTRIBUTION PER SHUE
Household Waste & Recycling Centre	£233.00
Waste Transfer Station/Bulking Point	£128.00

COMMUNITY HALLS and FACILITIES

Community halls and facilities include provision such as town, community and village halls.

When and Where do they Apply?

In order to ensure the necessary infrastructure is delivered to meet resident's needs, mitigation will be sought from all residential development where it has been identified that it is likely that as a result of new development under-provision of facilities would occur.

Contributions may be required where the existing facility is likely to be impacted on by new development and subsequently result in internal reconfiguration works to enhance the capacity of the building or additional works in the form of an extension or new build facility.

The required additional capacity will be provided by the most appropriate method, by either through re-configuration where possible to maximise use, or through the erection of new community halls and facilities. As these separate methods have different associated costs, separate rates will be applied. These rates are identified in the table below.

How is the Contribution Calculated?

The level of contribution is calculated on the requirement of 0.75 square meters of community hall or facility per Standard House Unit Equivalent for developments of all sizes in line with recommended standards.

No of Standard House Unit Equivalent x Relevant Rate = Contribution

REQUIRED MITIGATION	CONTRIBUTION PER HOUSE
Permanent Accommodation	£1,267
Internal Reconfiguration	£709

SPORTS & RECREATION FACILITIES

Sports & Recreation facilities include both indoor and outdoor facilities including sports halls, football pitches, rugby pitches, all weather pitches, multi-use games areas, cricket pitches and any supporting facilities.

When and Where do they Apply?

In order to ensure the necessary infrastructure is delivered to meet resident's needs, mitigation will be sought from all residential development where as a result of development within the area additional provision is required. This is detailed in the settlement statements.

Requirements are calculated on the basis of academy catchment area and funds will be utilised for provision within the academy catchment.

How is the Contribution Calculated?

Requirements are calculated on the basis of provision within the academy catchment area. A baseline is used to calculate the using requirement for Sports & Recreation space for different elements based on population numbers, and current provision.

Where an area is underprovided for in terms of indoor and/or outdoors sports facilities, normally identified in the Settlement Statements, then a contribution would be required.

The required mitigation will be provided by the most appropriate method, by either through re-configuration where possible to maximise use, extension to existing provision, or through the erection of new Sports & Recreation facilities. Furthermore, indoor and outdoor rates will differ and as these separate methods have different associated costs, separate rates will be applied. These rates are identified in the table below.

TYPE OF FACILITY	CONTRIBUTION PER STANDARD HOUSE UNIT EQUIVALENT
Outdoor Sports Facilities(New Build)	£863
Indoor Sports Facilities & Community Learning Hubs (New Build)	£1,303
Outdoor Sports Facilities (Reconfiguration)	£483
Indoor Sports Facilities & Community Learning Hubs (Reconfiguration)	£729