

## CHARGES AND THRESHOLDS NON-RESIDENTIAL DEVELOPMENT

Infrastructure	Formula/standard charge	Notes
<b>Threshold: between 500-999 m<sup>2</sup></b>		
Transport	£3,325 x sq.m. floorspace x peak hour trip movements provided by developer	Applicants are required to provide trip generation information under the requirements for submitting transport assessments in the Oxford Local Plan
<b>Threshold: 1000+ m<sup>2</sup></b>		
Fire hydrant	By negotiation	Guideline approx £700 per fire hydrant
<b>Threshold: 2000+ m<sup>2</sup></b>		
Public art – City Council to arrange	By negotiation	Contribution applies if no on-site measures. Also apply to developments with lower thresholds if significant impact on public realm. £1,200 per m <sup>2</sup> for basic warehouse style building, £1,400 per m <sup>2</sup> for office style developments.
Affordable housing	See tables 2-6 below	
<b>Threshold: related to specific locations</b>		
Developments on sites of ecological & geological significance & creating/protecting wildlife habitats	By negotiation	Contribution applies if no on-site measures. Maintenance contribution if land transferred to the City Council of £46,580 per ha to cover 10 years maintenance.
Developments on sports fields requiring replacement facilities	By negotiation	Contribution applies if no on-site measures. Maintenance contribution if land transferred to the City Council of £46,580 per ha to cover 10 years maintenance.
Environmental improvements Public squares and spaces	By negotiation	Contribution applies if no on-site measures Environmental improvements applies to development in city, district and neighbourhood shopping centres over 2000 m <sup>2</sup> or changes of use attracting large numbers of people. This may include CCTV provision – approx £15k per CCTV camera). Public square provision applies to developments in the city centre
<b>Other contributions/charges:</b>		
Cost of preparing legal agreement		Will be based on hourly rate. Currently £100 per hour for City Council, £140 per hour for County Council
Cost of implementing legal agreement		See table 2 – paragraph 36. Will depend on value of contributions and number of on-site measures

**The adopted Affordable Housing Supplementary Planning Document sets out the following contribution towards affordable housing from commercial developments**

<b>Table 5 Commercial developments by use class and whether of not a contribution towards affordable housing is sought</b>				
<b>Use class</b>		<b>Contribution required?</b>	<b>Comment</b>	<b>Typical floor space per employee (sq.m)<sup>1</sup></b>
<b>A1</b>	<b>Shops</b>	No	Contribution not required from retail development	n/a
<b>A2</b>	<b>Financial and professional services</b>	No	Contribution not required from retail development	n/a
<b>A3</b>	<b>Restaurants and cafes</b>	No	Contribution not required from retail development	n/a
<b>A4</b>	<b>Drinking establishments</b>	No	Contribution not required from retail development	n/a
<b>A5</b>	<b>Hot food takeaway</b>	No	Contribution not required from retail development	n/a
<b>B1(a)</b>	<b>Offices</b>	Yes	-	20.7
<b>B1(b)</b>	<b>Research and development</b>	Yes	-	27.2
<b>B1(c)</b>	<b>Light industry</b>	Yes	-	30.0
<b>B2</b>	<b>General industrial</b>	Yes	-	38.2
<b>B8</b>	<b>Storage or distribution</b>	Yes	-	40.1
<b>C1</b>	<b>Hotels</b>	Yes	Hotels may provide self-contained accommodation for their staff on site, which would reduce the level of contribution	1 employee per 2 bedrooms
<b>C2</b>	<b>Residential institutions</b>	Yes	Residential institutions may provide self-contained accommodation for their staff on site, which would reduce the level of contribution	Information required from applicant
<b>C3</b>	<b>Dwellings</b>	No	If a mixed-use development has elements of both commercial and residential use, the commercial part will be considered against Policy HS.7	n/a
<b>D1</b>	<b>Non-residential institutions</b>	Yes	Except where the development is by a non-profit making public sector organisation	60
<b>D2</b>	<b>Assembly and leisure</b>	Yes	Except where the development is by a non-profit making public sector organisation	33.2

<sup>1</sup> Data from Use of Business Space and Changing Working Practices in the South East, DTZ and SEERA, May 2004

Sui generis

Seek advice from the planning department.

**Table 6 Formula used to calculate contributions towards affordable housing from commercial development**

Method of contribution from commercial development	Formula
Financial contribution	<b>Estimated number of employees in the new development</b> <i>multiplied by</i> <b>0.01-0.05 (to represent 1 - 5% of employees)</b> <i>multiplied by</i> <b>(build cost of the require size and type of dwelling + land cost – the amount equivalent to what would be payable by an RSL)</b> <i>equals</i> <b>the sum payable</b>
Contribution in kind (where development is mixed use that includes residential)	n/a

1. To estimate the selling prices to an RSL for the affordable dwellings it is necessary to obtain advice from one or more local RSLs, and the variation in local values. This was obtained by Fordham Research for Oxford's Housing Viability Study 2004 (HVS). Selling prices for units on a zero grant basis may have risen slightly since the time of the HVS, to reflect increases in incomes in particular. Selling prices for both social rented and shared ownership affordable housing vary with the type of dwelling (house or flat) and with location within Oxford. As it is unlikely that a location or scheme would have been identified towards which the contribution would go, it is sensible to take an average of the selling price in terms of dwelling type and location.
2. In calculating the amount that would be payable by an RSL, developers should assume an 80/20 social rented/shared ownership mix and should base the mix of dwellings on the Strategic Mix as set out in Table 4 below (combining city centre and out-of-centre mixes due to a site not being identified).

**Table 7: Strategic mix sought for affordable dwellings on city-centre and out-of-centre sites**

Property size (bedrooms)	City-centre sites		Out-of-centre sites	
	Social rented	Shared ownership	Social rented	Shared ownership
1	5%	10%	5%	10%
2	40%	10%	10%	10%
3	25%	0%	50%	0%
4+	10%	0%	15%	0%
Total	<b>80%</b>	<b>20%</b>	<b>80%</b>	<b>20%</b>

each year.

3. To reflect increases in earnings, the values in Table 8 will be uplifted

**Table 8 Amount equivalent to what would be payable by an RSL for assessing cash in lieu contributions from developers at July 2006**

Tenure	£ per sq ft	£ per sq m
Social rented	71.50	769.00
Shared ownership	150.00	1,613.30

**Table 9 Suggested sizes of affordable dwellings**

Size of dwelling	sq ft	sq m
1 bed 2 person flat	484 – 538	45 – 50
2 bed 3 person flat	613 – 721	57 – 67
2 bed 4 person flat	721 – 807	67 – 75
2 bed 4 person house	807	75
3 bed 5 person house	914 – 1,022	85 – 95
4 bed 6 person house	1,076 – 1,130	100 – 105
4 bed 7 person house	1,162 – 1,237	108 – 115