

## CHARGES AND THRESHOLDS NON-RESIDENTIAL DEVELOPMENT

Infrastructure	Formulae/standard charge	Notes
<b>Threshold: 500m<sup>2</sup> or above</b>		
Transport	£3,325 x per additional 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: 2000+ m<sup>2</sup></b>		
Public art – City Council to arrange	£870 per m <sup>2</sup> for basic warehouse style building x 0.5%, £1,640 per m <sup>2</sup> for office style developments x 0.5%	Contribution applies if no on-site measures. Also apply to developments with lower thresholds if significant impact on public realm. .
Affordable housing	See tables 5-9 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 £37,370 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 £37,370 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.
Cost of implementing legal agreement		See table 2 – paragraph 36. Will depend on value of contributions and number of on-site measures

The above contributions are costed at June 2006 prices. They will be updated according to the BCIS All-in Tender Pricing Index published in the Quarterly Review of Building Prices by the Royal Institution of Chartered Surveyors except for highway and affordable housing contributions. Highway contributions will be adjusted according to the Monthly Bulletin of Indices – Prices Adjustment Formulae for Construction Contracts (1990 Series) published on behalf of the Department of Trade and Industry. Affordable Housing contributions will be adjusted according to the Halifax Price Index for the South East.

**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

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

<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
	<b>Sui generis</b>	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	<p><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></p>
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.

**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%
<b>Total</b>	<b>80%</b>	<b>20%</b>	<b>80%</b>	<b>20%</b>

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

**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

Example of calculating a contribution for residential development:

Based on a redevelopment of a B1a use site for a mixed-use development of 60 dwellings (9 x 1 bed, 12 x 2 bed, 30 x 3 bed, 9 x 4 bed) and 2,900 sq.m. floorspace B1b use, 390 sq.m. A3 use and 46 student units. The site identified that the following infrastructure was required in addition to 50% on-site affordable housing for the residential element.

For calculating the affordable housing contribution from B1b use – applying the floorspace per employee in Table 5 of 27.2 per employee:

2,900 sq.m. divided by 27.2 = 106 employees x 1% (applying formula in Table 6) = 1 employee. The City Council would therefore require 1 additional 3 bed house on site for the affordable housing contribution from commercial development.

Assume site in catchment area of St. Ebbe's primary school and partnership secondary schools are Cheney, Oxford Community, Peers Technology and The Cherwell School – 2 schools Cheney and Cherwell expected to exceed 95% capacity  
St. Ebbe's primary school – forecast occupancy greater than 95% by 2013 so contribution applies

Secondary partnership schools – Cheney, Oxford Community, Peers Technology and The Cherwell School – only Cheney and Cherwell with forecast capacity exceeding 95% and assume even split of pupils between schools so contributions reduced by ½

<b>Infrastructure</b>	<b>1 bed 1.4 person £</b>	<b>2 bed 1.88 person £</b>	<b>3 bed 2.68 person £</b>	<b>4+ bed 4.41 person £</b>	<b>Total:</b>	<b>Notes:</b>
Education – primary County	0	10,368 (£864 x 12)	155,070 (£5,169 x 30)	58,149 (£6,461 x 9)	223,587	
Education – secondary County	0	3,690 (£615 x 12 ÷ 2)	55,305 (£3,687 x 30 ÷ 2)	35,028 (£7,784 x 9 ÷ 2)	94,023	
Education 6 <sup>th</sup> form County	0	768 (£128 x 12 ÷ 2)	11,490 (£766 x 30 ÷ 2)	7,277 (£1,617 x 9 ÷ 2)	19,535	
Libraries County	1,062 (£118 x 9)	1,908 (£159 x 12)	6,780 (£226 x 30)	3,357 (£373 x 9)	16,005	£13,107 residential plus £63 x 46 students=£2898 Total:16,005
Transport County	14,400 (£1,600 x 9)	29,400 (£2,450 x 12)	78,750 (£2,625 x 30)	26,775 (£2,975 x 9)	235,775	Assessment of additional trips generated by B1b, A3 and C2 student use against current use results in increase of 26 additional peak hour trips. £3,325 x 26= £86,450 plus residential use £149,325 Total: £235,775
Waste recycling	675	1,020	3,000	1,215	5,910	

County	(£75 x 9)	(£85 x 12)	(£100 x 30)	(£135 x 9)		
Museum Resource Centre - County	63 (£7 x 9)	108 (£9 x 12)	390 (£13 x 30)	198 (£22 x 9)	759	
Open space/park/ecology City	2,997 (£333 x 9)	5,364 (£447 x 12)	19,080 (£636 x 30)	9,432 (£1,048 x 9)	36,873	
Indoor leisure facilities - City	1,125 (£125 x 9)	2,016 (£168 x 12)	7,200 (£240 x 30)	3,537 (£393 x 9)	16,638	£13,878 residential plus £60 x 46 students = £2,760
Allotments - City	54 (£6 x 9)	96 (£8 x 12)	330 (£11 x 30)	162 (£18 x 9)	642	
Public Art - City	2,115 (£235 x 9)	3,960 (£330 x 12)	13,500 (£450 x 30)	5,130 (£570 x 9)	51,683	Non-residential floorspace 2,900 B1 + 390 A3=3,290 x £1,640 per sq.m. x 0.5% = £26,978 plus residential £24,705 Total: £51,683
Environmental Improvements - City					6,000	Contribution by negotiation based on cost of 6 cycle stands
Cost of implementing agreement					7,725	Value of County contributions £595,594 So from Table 2, County monitoring fee is <b>£5,000</b> Value of City Contributions

						£111,838 so monitoring fee will be £1,500 plus £700 for on-site affordable housing clause plus discharge County clauses 7 x £75= 525 Total: <b>£2,725</b>
Overall total:					715,157	