Planning Obligations Supplementary Planning Document (SPD)

Background Paper
Methodology used for calculating Standard Charges and Costs.

Annexes

8.	**53**	**Basis of Green Infrastructure Standard Charge:** (Source: Green Infrastructure Consortium)
9.	**77**	**Basis of Forest of Marston Vale Standard Charge:** (Source: Marston Vale Trust)
	COMMUNITY FACILITIES	
10.	**84**	**Basis of Standard Charge towards provision of new/replacement/upgraded Indoor Village and Community Halls:** (Source: North Hertfordshire District Council Property Services Team)
11.	**86**	**Basis of Standard Charge towards provision of new Library Facilities:** (Source: Central Bedfordshire Council)
12.	**89**	**Basis of Standard Charge towards provision of new Cemeteries/Burial Grounds:** (Source: Central Bedfordshire Council Forward Planning Team)
	COMMUNITY COHESION	
13.	**91**	**Basis of Standard Charge for provision of new household 'Welcome Packs':** (Source: Central Bedfordshire Council Forward Planning Team)
	WASTE MANAGEMENT	
14.	**92**	**Basis of Standard Charge for provision of new household Waste Collection and Recycling Facilities:** (Source: Central Bedfordshire Council Waste Management Team)
	PUBLIC REALM AND COMMUNITY SAFETY	
15.	**94**	**Basis of Standard Charge for the Capital Costs of Additional Policing in Bedfordshire:** (Source: Bedfordshire Police)
16.	**97**	**Basis of Standard Charge for provision of Public Art:** (Source: Central Bedfordshire Council Forward Planning Team)
17.	**98**	**Standard Costs of CCTV provision:** (Source: Central Bedfordshire Council Community Services Team

INTRODUCTION

1.0 Basis of Charges according to dwelling size.

1.1 The calculation of charges for different obligations produces a resultant cost per dwelling referred to as an average or generic amount. For most obligations where impacts will vary according to occupancy it is necessary to derive from the generic figure amounts for dwellings by number of bedrooms. Dividing the generic by 2.4 persons and then using the multipliers set out in the table below make the calculation. The source of this information is the household occupation rates published in the ONS/DEFRA 2002/03 Survey of English Housing

Average per dwelling	1 Bedroom	2 Beds	3 Beds	4 Beds	5 Beds	6 Beds	7/ 7+ Beds
2.4 persons	1.3 persons	1.9 persons	2.6 persons	3.2 persons	3.6 persons	3.9 persons	4.4 persons

1.2 The resultant calculations are rounded to the nearest whole pound. In some obligations where there is more than one element the total charges are the sum of the individual elements.

2.0 Outline Applications

2.1 Paragraph 10.4.1 of the SPD identifies a formula approach to calculating standard charge contributions for applications for outline planning permission where the dwelling mix is not known. This approach would be used following an assessment of the likely impact of an application at the outline stage and appended as a table in the s106 or unilateral undertaking listing the standard charges required for each dwelling type. The table would provide the full range of bedroom types and relevant charges. When the dwelling mix is known at the reserved matters stage the contributions actually required can then be calculated. The legal agreement would normally require the payment of the contributions (as indexed linked) on commencement of the development. An example table is set out below for a development of 10 houses. At submission the generic contribution is 10 x £2945 = £29450. At the reserved matter stage the development consists of 5 x 2 bedroom; 2 x 3 bedroom; 2 x 4 bedroom and 1 x 5 bedroom dwelling which requires a total of £30287. The calculator on the Council's website should be used to provide full information for any amount of development in a specified parish.

Table for illustrative Purposes – Selected Obligations only

		Number of Bedrooms at reserved matters stage								
	Generic		1	2	3	4	5	6	7	Totals
Cycleway	£467		£253	£370	£506	£623	£701	£759	£856	
GI	£1529		£828	£1,210	£1,656	£2,039	£2,294	£2,485	£2,803	
FoMV	£689		£373	£545	£746	£919	£1,034	£1,120	£1,263	
Library	£195		£105	£154	£211	£260	£293	£317	£357	
		Number of dwellings		**5**	**2**	**2**	**1**			**10**
		Sub total		£11,395	£6,238	£7,682	£4,322	£0	£0	**£29,637**
Info Packs	£19	Number of dwellings							**10**	**£190**
Waste	£46/£57	Flats/communal residents				Houses				
		£57				£46				
		Number of units		**0**		Number of units		**10**		
total	£2945/ £2957	Total		£0		Total		£460		**£460**
Generic requirement for 10 dwellings (no flats) is: £2945 x 10 = **£29,450**						TOTAL CONTRIBUTIONS AT RESERVED MATTERS STAGE				**£30,287**

3.0 Index Linking Contributions

3.1 To reflect changes in the costs of provision it is intended that all figures within the SPD will be updated annually in the first quarter for implementation at the commencement of the financial year.

3.2 Updating will for the most part use published indices such as the Retail Price Index or the Public Sector monthly and quarterly building price and cost indices. The latter is I is available electronically from the Building Costs Information Service at www.bcis.co.uk. This includes the Civil Engineering Price Book. Some obligations include cost elements from a number of souces including locally based 'current' implementation costs which may be more appropriate to use than national indices. The table below gives an indication of the main sources of updating

Obligation	Main updating source
Education	Standard Charges set by Department of Children Schools & Families (DCSF)
Sustainable Transport:	BCIS
Health Care:	BCIS
Indoor Leisure	BCIS and Sport England
Recreational Open Space	RPI
Green Infrastructure	Various local and national
Forest of Marston Vale	RPI
Village/Community Halls	BCIS
Libraries	BCIS
Cemeteries	Mid Beds District Council
Welcome Packs	RPI
Household Waste	Mid Beds District Council
Policing	BCIS
Public Art	RPI
CCTV	Mid Beds District Council
Legal & monitoring fees	Mid Beds District Council/County Council

Annex 1

Assessing Need and Scale of developer Contributions towards Education Provision:

(Source: Bedfordshire County Council Developer Contributions Strategy, adopted March 2007 and Beds County Council Planning Department)

1.1 The Annex explains the methodology for calculating contributions sought by Central Bedfordshire Council in respect of:

A. Mainstream Education i.e. Lower, Middle and Upper Schools,

B. Early Years Education & Daycare,

C. Children's Social Services,

D. School Transport.

Parishes where Obligations are required for categories A – C (at April 2008) are shown in the Appendices to this Annex. Appendix 4 is a summary of all needs by Parish/Town area.

Details of contributions sought are contained in Section 11 of the Planning Obligations Strategy.

A) Mainstream Education

1.2 Following a review in July 2006 Bedfordshire County Council resolved to retain its existing three-tier education system. The current system splits pupils into three age groups aged 5-9, 9-13 and 13-18.

Methodology for Calculating the Standard Charge

1.3 In determining the requirement for pupil places in schools across the Central Bedfordshire, the Council uses a census-based model which forecasts the age structure of children arising from development. The model currently estimates that 4 children per age group, per 100 dwellings, will be generated. The model takes account of the number, type and mix of dwellings to be provided.

1.4 The estimated pupil numbers are then compared with capacity information in the local catchment area school and forecast school rolls, which also takes into account new housing permitted but not yet built. School capacity is based on permanent classrooms, excluding temporary accommodation. Full details of school rolls and forecast can be found in the current Schools Organisation Plan 2003/04 – 2007/08.

For School Extensions

1.5 Where there is insufficient capacity in the local catchment area to provide for the additional educational needs arsing from the proposed development, a standard charge is applied for each age group. The standard charge is set by the Department for Children Schools and Families (DCSF) and is the current guidance on the cost per pupil place for 2008/9 for extensions to existing school facilities. Table 1 below shows the DCSF guidance.

Table 1 DCSF Cost per Pupil 2008/9

School	Cost per pupil place
Lower School	£11,965
Middle School	£15,050
Upper School	£18,455

1.6 The generic standard charges per dwelling applied by the Council are shown in Table 2 below.

Table 2 Generic Standard Charge per Dwelling

School	Per Dwelling Cost
Lower School	£2,393
Middle School	£2,408
Upper School	£2,953

1.7 Contributions are sought from all new residential development of 1 dwelling or more in areas of need. **The 2008 assessments of areas of need are shown in Appendices 1 and 4 of this Annex.** Contributions are not sought from elderly, student or 1 bedroom flats/houses. Up to a 50% allowance may be made for 2 bed flats dependent on firm information on the dwelling type and mix.

Table 3 Derived Standard Charges for dwellings are:

	2 beds house	2 beds (flats if 50% allowance)	3 beds	4 beds	5 beds	6 beds	7+ beds
Lower	£1894	£947	£2592	£3191	£3590	£3889	£4387
Middle	£1906	£953	£2609	£3211	£3612	£3913	£4415
Upper	£2338	£1169	£3199	£3937	£4430	£4799	£5414
Total	**£6138**	**£3069**	**£8400**	**£10339**	**£11632**	**£12601**	**£14216**

New Schools

1.8 Where the scale of development is such that a new school is required the developers will be expected to provide a fully serviced site free of charge, the building costs for a school and 3+ unit including site infrastructure and playing fields and a contribution towards the capital costs of education equipment.

1.9 Sites for new schools in accessible locations within new housing development will be sought in line with the preferred site size guidance set out in the former Bedfordshire County Council's Planning Obligations Strategy**.**

1.10 Where a development or several developments close together requires the provision of new schools, provision will be negotiated on a case-by-case basis.

B) Early Years Education & Daycare

1.11 The 2006 Childcare Act placed a statutory duty upon the Council to firstly assess the level of Early Years Education and Childcare that is available and then to be responsible for ensuring that there is sufficient provision to satisfy the demands of every community. It also requires local authorities to secure sufficient childcare for parents who wish to work.

1.12 Key to the delivery of this strategy is Early Years Provision and Extended Services. Early Years Provision offers five 2.5 hour sessions per week free of charge for 38 weeks per year, for every 3 and 4 year old whose parents want one, and Extended Services offer out of hours opportunities for pupils within their school setting. (Further details on Early Years, Extended Services and Children's Centres can be found in the accompanying document, the Infrastructure Audit).

Methodology for Calculating the Standard Charge

1.13 In determining the requirement for Early Years Education and Daycare, the Council uses the same age structure model to forecast the number of children between the age of 3 years and school entry, and the same DCSF cost per pupil place for lower schools (see Table 1 above).

1.14 Where local need for Early Years or Daycare provision has been identified a standard charge will be applied to all new residential development of 1 dwelling. **The 2008 assessments of areas of need are shown in Appendices 2 and 4 of this Annex.** The Education Service provides an up to date picture accessible via the Council's website. Contributions are not sought from elderly, student or 1 bedroom flats/houses. Up to a 50%

allowance may be made for 2 bed flats dependent on firm information on the dwelling type and mix.

1.15 In addition, sites/facilities for Daycare may also be sought from commercial/employment developments with 1000 or more employees.

The average number of children between the age of 3 and school year entry age for every 100 dwellings is estimated to be 6.

DCSF cost per pupil x 6 pupils = £71,790 for every 100 dwellings

Cost per dwelling = $\frac{£71,790}{100}$ = £717.90

In summary the costs can be expressed as follows:

Element	Cost per 100 dwellings	Cost per dwelling
Early Years Provision	£71,790	£718

The standard charges per dwelling applied by the Council are shown in Table 4 below.

Table 4 Derived Standard Charges:

2 Bed House	2 beds (flats if 50% allowance)	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£568	**£284**	**£778**	**£957**	**£1077**	**£1167**	**£1316**

C) Children's Centres

1.16 Sure Start Children's Centres are an integral part of the Government's strategy, intended to bring together childcare, early education, health and family support services for families with children less than 5 years. Centres provide a range of services including health and social services and each is intended to reach 800 children.

1.17 Phase 2 of the delivery of Children's Centre identifies the need for up to six Children's Centres in the former Mid Bedfordshire area by 2008, with Phase 3 to follow. Centres will be accommodated by the provision of new buildings, or by the use of accommodation on nursery, lower schools, community buildings or other appropriate county council premises.

Methodology for Calculating the Standard Charge

1.18 Contributions are sought from all new residential development of 1 dwelling or more in areas of need. **The 2008 assessments of areas of need are shown in Appendices 3 and 4 of this Annex.** Contributions are not sought from elderly, student or 1 bedroom flats/houses. Up to a 50% allowance may be made for 2 bed flats dependent on firm information on the dwelling type and mix. In the former Mid Bedfordshire area it is appropriate to seek contributions for Children's Centres from all developments where the current provision is not adequate.

1.19 On new school sites, extra accommodation should be provided for a parent's room/training room, crèche, toilets, and a small office/counselling room. It is estimated that to provide this, a minimum of 150 square metres is required at a cost of £2,034 per square metre.

1.20 One facility would be required for every new two-form entry lower school of 300 pupils. Using a pupil generation rate of 20 lower school aged children per 100 homes, it can be calculated that one facility would be required for every 1,500 new homes.

Cost of facility = 2,034 x 150 = £305,100

Cost per dwelling = $\frac{£305,100}{1,500}$ = £203.40

In summary the costs can be expressed as follows:

Element	Cost per 1,500 dwellings	Cost per unit
Children's Centre	£305,150	£203

The standard charges per dwelling applied by the Council are shown in Table 5 below.

Table 5 Derived Standard Charges are:

2 Bed House	2 beds (flats if 50% allowance)	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£161	**£81**	**£220**	**£271**	**£305**	**£330**	**£372**

D) School Transport

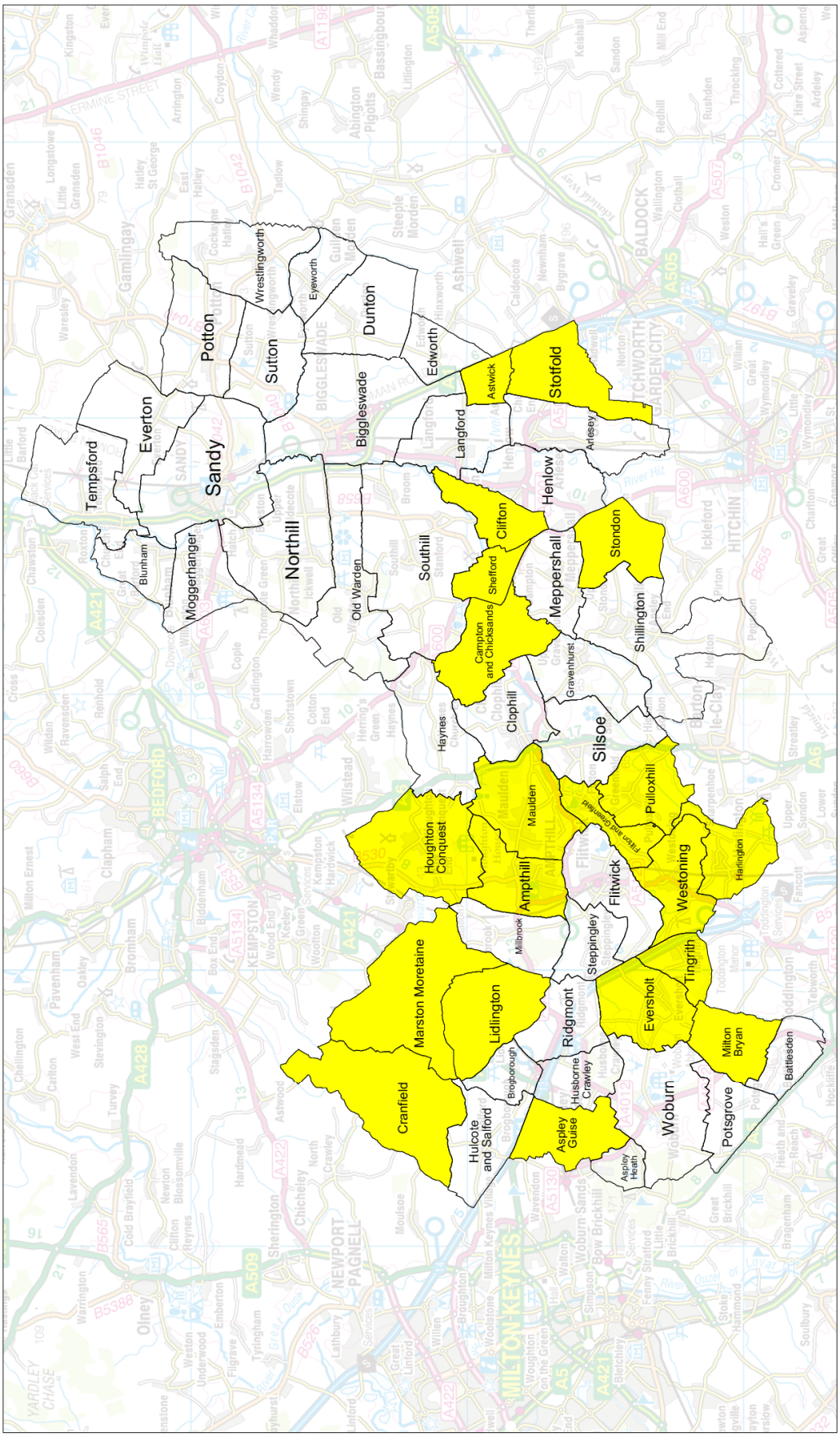
1.21 School Transport encompasses the provision of bus transport for pupils up to age 16, facilities at schools for buses to drop off pupils and pick up facilities close to the school.

Methodology for Calculating the Contribution

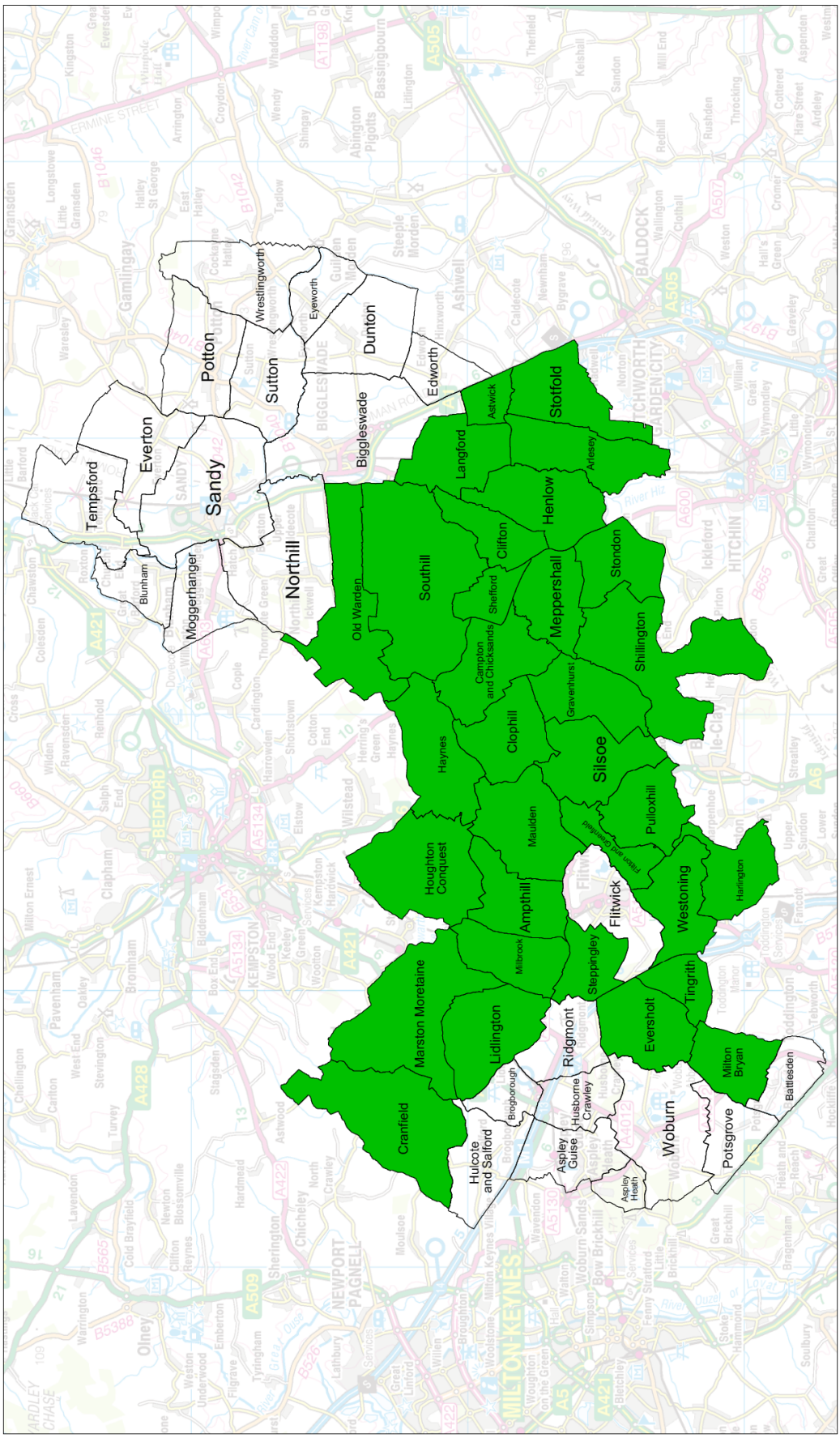
1.22 In determining the requirement for School Transport measures, the Council uses the same age structure model to forecast the number of pupils arising from development and then assesses the requirements based on the number of pupils eligible for school transport.

1.23 For developments of over 50 dwellings, the Council will seek contributions toward the provision of school transport as determined by local assessment. In addition, 'gap' funding for school transport may be sought for up to 3 years between the child moving into the new development and budget provision becoming available.

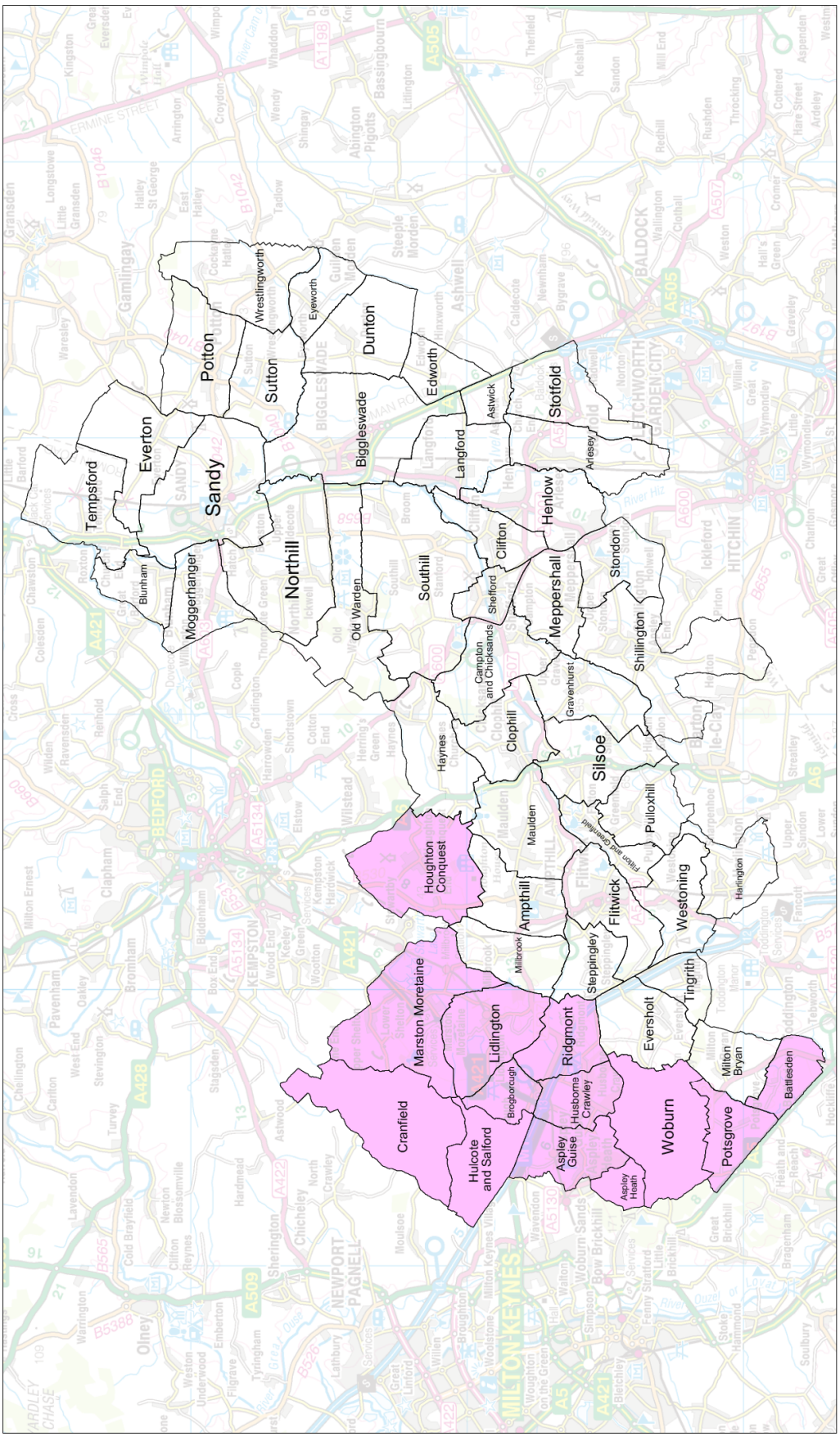
APPENDIX 1a to ANNEX1 Parishes where Lower School Provision is needed



APPENDIX 1b to ANNEX1 Parishes where Middle School Provision is needed



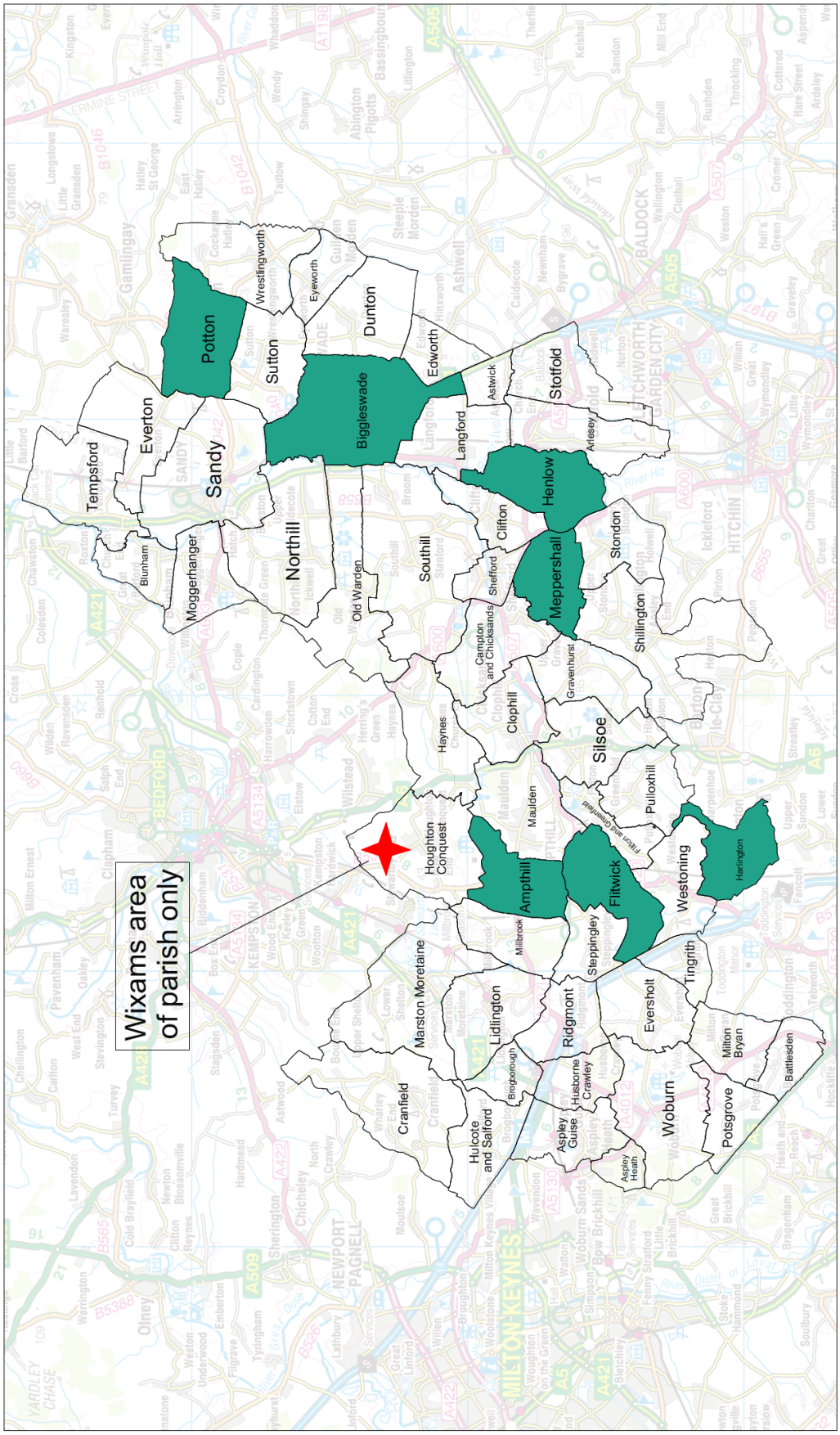
APPENDIX 1c to ANNEX1 Parishes where Upper School Provision is needed



Parishes where Upper School Provision is needed

Date: 17 September 2009
Scale: 1:185000

APPENDIX 2 to ANNEX1 Parishes where Early Years Provision is needed

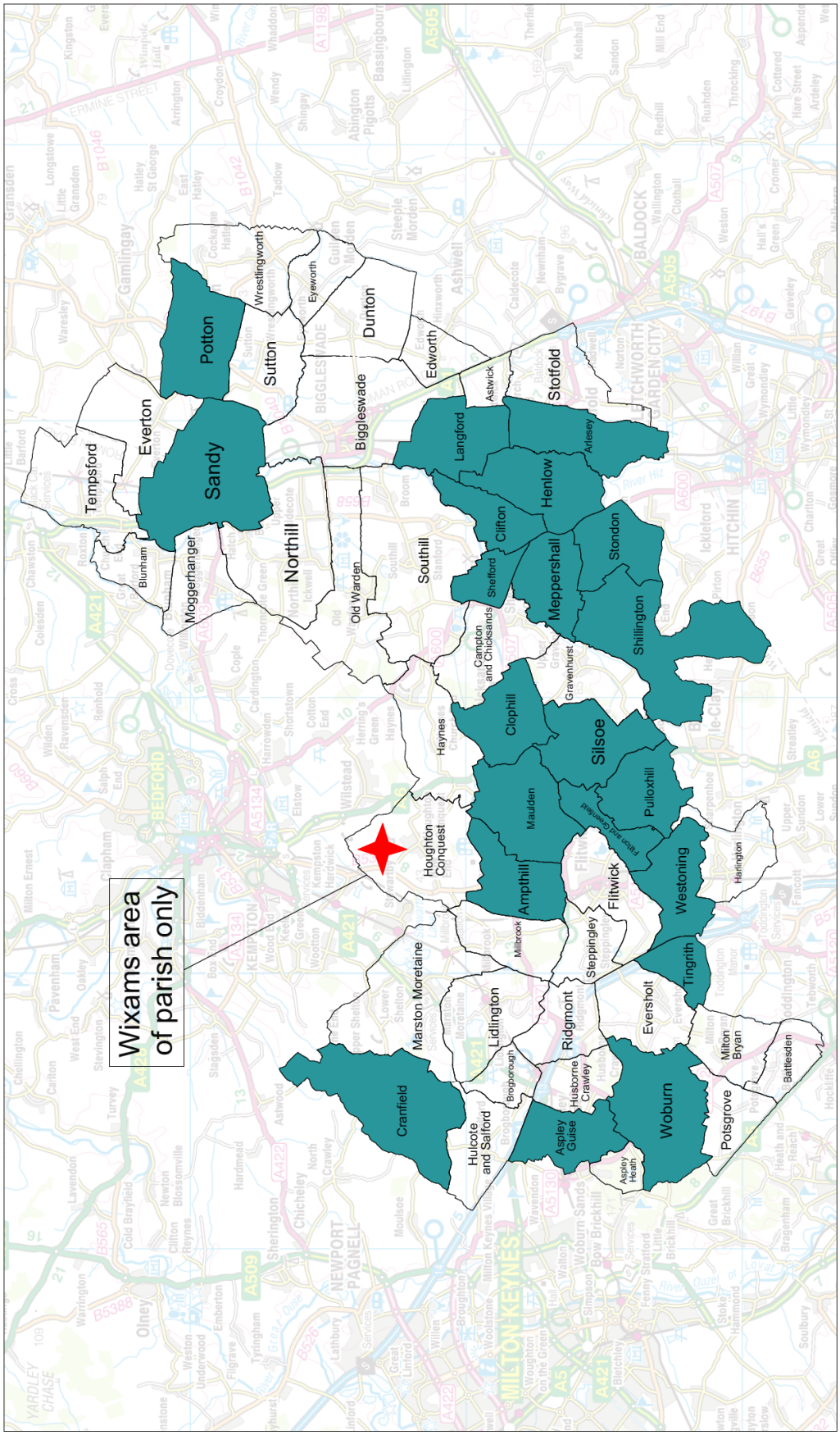


Date: 17 September 2009
Scale: 1:185000

Parishes where Early Years Provision is needed

Central Bedfordshire

APPENDIX 3 to ANNEX1 Parishes where Children's Centre Provision is needed



Date: 17 September 2009
Scale: 1:185000

Parishes where Children's Centre Provision is needed

Central Bedfordshire

APPENDIX 4 to ANNEX 1 - Summary of Required Education Obligations by Parish

Parish	Lower Schools	Middle Schools	Upper Schools	Early Years	Children's Centres
Ampthill	**Yes**	**Yes**	No	**Yes**	**Yes**
Arlesey	No	**Yes**	No	No	**Yes**
Aspley Guise	**Yes**	No	**Yes**	No	**Yes**
Aspley Heath	No	No	**Yes**	No	No
Astwick	**Yes**	**Yes**	No	No	No
Battlesden	No	No	**Yes**	No	No
Biggleswade - 3 Lower/ 2 Middle	No	**No/No**	No	**Yes**	No
Blunham	No	No	No	No	No
Brogborough	No	No	**Yes**	No	No
Campton & Chicksands	**Yes**	**Yes**	No	No	No
Clifton	**Yes**	**Yes**	No	No	**Yes**
Clophill	No	**Yes**	No	No	**Yes**
Cranfield	**Yes**	**Yes**	**Yes**	No	**Yes**
Dunton	No	No	No	No	**Yes**
Edworth	No	No	No	No	No
Everton	No	No	No	No	No
Eversholt	**Yes**	**Yes**	No	No	No
Eyeworth	No	No	No	No	No
Flitton & Greenfield	**Yes**	**Yes**	No	No	**Yes**
Flitwick	No	No	No	**Yes**	No
Gravenhurst	No	**Yes**	No	No	No
Harlington	**Yes**	**Yes**	No	**Yes**	No
Haynes	No	**Yes**	No	No	No
Henlow	No	**Yes**	No	**Yes**	**Yes**
Houghton Conquest	**Yes**	**Yes**	**Yes**	**Yes** (only Wixams)	**Yes**(only Wixams)
Hulcote & Salford	No	No	**Yes**	No	No
Husbourne Crawley	No	No	**Yes**	No	No
Langford	No	**Yes**	No	No	**Yes**
Lidlington	**Yes**	**Yes**	**Yes**	No	No
Marston Moretaine	**Yes**	**Yes**	**Yes**	No	No
Maulden	**Yes**	**Yes**	No	No	**Yes**
Meppershall	No	**Yes**	No	**Yes**	**Yes**
Millbrook	No	**Yes**	No	No	No
Milton Bryan	**Yes**	**Yes**	No	No	No
Mogerhanger	No	No	No	No	No
Northill	No	**No**	No	No	No
Old Warden	No	**Yes**	No	No	No
Potsgrove	No	No	**Yes**	No	No
Potton	No	No	No	**Yes**	**Yes**
Pulloxhill	**Yes**	**Yes**	No	No	**Yes**
Ridgmont	No	No	**Yes**	No	No
Sandy	No	No	No	No	**Yes**
Shefford	**Yes**	**Yes**	No	**Yes**	No
Shillington	No	**Yes**	No	No	**Yes**
Silsoe	No	**Yes**	No	No	**Yes**
Southill	No	**Yes**	No	No	No
Steppingley	**Yes**	**Yes**	No	No	No
Stondon	**Yes**	**Yes**	No	No	**Yes**
Stotfold (3 Lower)	**Yes/Yes/Yes**	**Yes**	No	No	No
Sutton	No	No	No	No	No
Tempsford	No	No	No	No	No
Tingrith	**Yes**	**Yes**	No	No	**Yes**
Westoning	**Yes**	**Yes**	No	No	**Yes**
Woburn	No	No	**Yes**	No	**Yes**
Wrestlingworth & Cockayne H.	No	No	No	No	No

Annex 2

Preferred School Site Sizes and School Site Suitability Checklist: (Source: Former Bedfordshire County Council Developer Contributions Strategy, adopted March 2007)

2.1 The Council's requirements for new school sites are detailed in Appendix 2 of the former Bedfordshire County Council Planning Obligations Strategy.

2.2 Sites are required to be of a regular shape and largely free from building constraints such as underground sewers, trees with Tree Preservation Orders etc. Developers will be expected to meet the costs of abnormals such as site clearance/ contamination.

2.3 Site size will need to take into account potential increase in densities and any allowance on site size to enable pre-statutory early years provision to be made on school sites, e.g. nursery or site for nursery.

1. School sites will need to be in appropriate accessible locations to minimise walking distances and to promote safe routes to schools.

2. Contributions will be sought based on the estimates for the cost of provision of a new school of the appropriate size to meet the Councils current agreed Specification for Schools or of similar schemes in Central Bedfordshire.

2.4 Alternatively provision of the school and associated facilities by the developer to agreed specifications, with design and build costs paid by the developer, may be considered in appropriate circumstances.

2.5 Where the development itself is not big enough to require a new school, but is of sufficient size to trigger the need for a new school, then a contribution to the land costs and building costs in proportion to the number of pupils in the proposed school generated by that development will be sought.

2.6 In addition funding may be sought for specific measures to facilitate safe access on foot and/or cycle from the new housing to the catchment area school, e.g. flashing warning lights, red paint and school signs on the carriageway and local improvements for routes to schools.

Table 1 Preferred School Site Sizes

Number on roll	Approximate site size in hectares
Lower School	
150/180	1.20
300	1.45
450	1.85
Middle School	
360	3.50
480	4.16
600	4.83
Upper School	
800 place	5.94
1200 place	8.16
1400 place	9.17

Table 2 School Site Suitability Checklist

Is the land suitable for the construction of a school and outside spaces?	**yes**	**no**
Flat ground, broadly level and at level with surrounding areas		
Roughly rectangular in shape, able to accommodate DCSF/BCC pitch layout requirements. Irregularly shaped sites may need to be larger than standards.		
Shorter boundaries at least 70m wide		
At least 30 cm clean topsoil		
Free draining		
Standard foundations can be used		
Is the site appropriately located for a school community to be established?		
Centrally located to the overall development or area the school will serve		
Centrally located to the overall development or area the school will serve		
Direct pedestrian access to facilitate safer routes to schools		
Safe and direct cycle links usable by population to be served by the school		
Nearby links to public transport network		
Suitable vehicular access to minimise congestion/safety problems		
Not located next to an adjoining land use that may disrupt the normal functioning of a school, by noise or disturbance		
Is the site location free from encumbrances that may restrict use/ development		
Not crossed by any rights of way		
Not liable to flooding, free from water courses		
Not crossed by power lines, gas mains, pipes and underground cables		
Free from protected trees unless along the boundary only		
Free from protected species or habitats		
Sufficiently distant from perceived threats to health such as phone masts, power lines, incinerators, sewage plants, radiation sources etc.		
Is the site free from encumbrances that may restrict or increase the cost of development		
Free of buildings and other surface or underground structures		
Ground free of voids/filled spaces **Continued Overleaf**		

Free from items or structures of archaeological interest		
Not part of a conservation area or subject to special planning restrictions		
Have ground investigations been carried out to demonstrate that it is free of contamination? Note - remediation for primary/lower school sites should be to residential end use standard.		
Are there proposals to secure the site to prevent encroachment, soil tipping by contractors for nearby construction		
Will the school site be able to be serviced (to the boundary) by the following utilities by the trigger date for its transfer?		
Adoptable public highway – in exceptional circumstances a usable vehicular plant access may be acceptable during initial construction phases.		
Water		
Electricity		
Gas		
Telephone		
Foul sewers		
Surface water drainage		
Will access be available to the site for investigation for feasibility studies etc.		
Will the site co-ordinates be able to be marked out on the ground prior to transfer		

Annex 3

Approach to Highway and Transportation Issues: (Source: Former Bedfordshire County Council Developer Contributions Strategy, adopted March 2007)

This document comprises the following sections:

3.1. Introduction

3.2. Travel Assessments, Travel Statements and Travel Plans:

- **Establishing the need for a TA / TS**
- **Establishing the need for a Travel Plan**

3.3. Content of a TA

a) Identify the context and baseline data

b) Site accessibility

c) Site assessment

d) Travel Plan Measures:

- **Promotional measures**
- **Journey planning**
- **Car sharing schemes**
- **Public transport**
- **Walking and cycling infrastructure including cycle parking**

3.4. Implementation and delivery mechanisms

- **On site highway works**
- **Off site highway works**
- **Major new roads forming part of development schemes**
- **Plan, Monitor and Manage approach to transportation infrastructure on major sites**

3.1 Introduction

3.1.1 Land use proposals cannot be considered in isolation without considering transport implications beyond the site boundaries to ensure access to facilities and services and good linkages to the existing settlement and movement network.

3.1.2 Government guidance is in Planning Policy Guidance Note 13 (PPG 13). The guidance says:

"Planning obligations may be used to achieve improvements to public transport, walking and cycling, where such measures would be likely to influence travel patterns to the site involved, either on their own or as part of a package of measures…….

Planning obligations where appropriate in relation to transport should be based around securing improved accessibility to sites by all modes, with the emphasis on achieving the greatest degree of access by public transport, walking and cycling. "

"While the individual circumstances of each site and the nature of the proposal will affect the details of planning obligations in relation to transport, developers will be expected to contribute more to improving access by public transport, walking and cycling for development in locations away from town centres and major transport interchanges, than for development on more central sites."

3.2 Travel Assessments and Travel Plans

PPG13 advises that:

"Where developments will have significant transport implications, Transport Assessments should be prepared and submitted alongside the relevant planning applications for development."

3.2.1 Transport Assessments (sometimes referred to as Travel Assessments) are expected for all major developments and have a key role in identifying issues which require off site highways works in addition to identifying requirements within the development boundaries to ensure maximum sustainability and efficient highway infrastructure. Advice is given in the Institution of Highways and Transportation document "Guidelines for Traffic Impact Assessment" and PPG 13 on the circumstances in which a Transport Assessment is required and what they should contain. In March 2007, the Department for Transport (DfT) and Communities and Local Government (CLG) published *Guidance on Transport Assessment.* The document is intended to assist stakeholders in determining whether an assessment may be required and if so, what the level and scope of that assessment should be.

3.2.2 These new guidelines place a greater emphasis on more sustainable modes of travel and also allow for a differentiation between a Transport Statement and a Transport Assessment.

Establishing the need for a TA

3.2.3 The coverage and detail of the Transport Assessment should reflect the scale of development and the extent of the transport implications of the proposal. The need for an assessment is generally based on the size of the

development, a threshold approach, but the Council would always reserve the right to ask for a Transport Assessment for smaller developments in particularly sensitive locations. Both levels of assessment are expected to look at the need for new and improved facilities across the range of modes of travel with particular emphasis on sustainable modes such as public transport, cycling and walking, including safer routes to schools.

3.2.4 For small schemes, the Transport Assessment should simply outline the transport aspects of the application. For major proposals, the assessment should illustrate accessibility to the site by all modes and the likely modal split of journeys to and from the site. This should be prepared in conjunction with the Travel Plan which will determine the overall strategy for managing multi modal access to the site including details of proposed measures to improve access by public transport, walking and cycling in order to improve the viability of sustainable transport options.

3.2.5 In some cases, the transportation issues arising out of development proposals may not require a full TA to adequately inform the process and identify appropriate mitigation. In these instances, it has become common practice to produce a simplified report in the form of a Transport Statement. A Transport Statement should set out the transport issues relating to a proposed development site (existing conditions) and the details of the development proposals. Details of what should be included in a Transport Statement can be found in Chapter 3 of the DfT / CLG guidance. However, this appendix focuses on developments where Transport Assessments are required.

3.2.6 In terms of determining the need for further investigation, discussions with the highway authority should take place at the earliest opportunity, preferably before an application is submitted. This will establish whether a Transport Statement is sufficient or whether a more detailed Transport Assessment is required. For either, this is the also the most appropriate stage to discuss the scope of the statement / assessment.

3.2.7 The scope should include the following:

- What the TA will address and why
- A preliminary accessibility analysis
- An indication of the depth of analysis to be carried out (this is dependent on travel demand and patterns, other land use changes in the area, existing conditions, relevant land use and transport policies)
- Details of data availability
- The area of analysis and key locations to be considered
- Assessment methods to be used
- Likely periods for assessment

3.2.8 However, it is the **impact not the size** of the development, which should be the critical issue in the assessment.

Establishing the need for a Travel Plan (TP)

3.2.9 As a general rule, if a TA is required, then so is a Travel Plan. Indeed the TP can be considered as the implementation part of a TA with its impact considered in the base assessment. It may also be the case that some development sites will throw up issues which can be resolved by a TP but which does not warrant a full TA. TPs can also help to reduce the cumulative impact of small-scale developments.

3.2.10 The Council has published draft guidance on TPs which will steer developers through the TP process. There is also reference at paragraph 3.6 which includes information on thresholds, modal split, etc.

3.3 Content of the TA

3.3.1 The Transport Assessment should set out the baseline against what is proposed and clearly show the impact of the development, even if there is no net change to traffic conditions. It should address the following general principles:

- reducing the need to travel, especially by car
- sustainable accessibility
- dealing with residual trips
- mitigation measures

In accordance with the newly published national guidance, the Council's view on the content of Travel Assessments and other supporting documentation is that it should include coverage of the following:

a) Identify the context and baseline data

3.3.2 It is appropriate at this stage to consider the policy context of the development. A certain level of conformity with national, regional and local planning policies will be assumed, but the developer should set out conformity with LTP2 policies, and prioritise those elements of the development which meet LTP objectives. Mitigation of the development should focus on reducing the impact of the private car and providing opportunities for public transport, walking and cycling for instance. Baseline information should include the following:

- Identify the site location and current context (especially existing traffic conditions, public transport, walking and cycling accessibility to shops, stations, bus stops, employment, schools etc). Brief policy interpretation (not regurgitation).

- Be clear on what is actually being proposed (outline/detailed and type of land uses, mix of uses, phasing, timescale, build rates, start and finish of development).

b) Site audit and accessibility

3.3.3 At all levels, improving transport access to key services helps towards the objectives behind reducing social exclusion and the Sustainable Communities Plan. A statement of accessibility at an early stage of a site's development can lead to sustainable transport measures being integrated from the beginning and may ultimately reduce the need for later mitigation measures. The following points should be considered:

- Identify key pedestrian and cyclist desire and journey times to and from the site to key destinations, such as schools, healthcare, employment areas, etc. Key barriers to pedestrian/cycle accessibility should be identified and should be based on actual not 'crow flies' assessment.

- Routes to school in particular should be audited and improvements/contributions will be sought where needed. Where possible these should be linked to measures in existing local school's Travel Plans. It is expected that travel plans will be prepared for all new schools, with an interim travel plan at application stage and a full travel plan upon occupation.

- Identify the nature of existing public transport services to and from the site. Desirable service level frequencies are 20 minutes or less, with higher frequencies in peak times and possibly different frequencies for weekends and evenings. Frequency levels can be dependent on destinations (i.e. may be split between two key destinations) so trip assignment can help inform this process. Also, the developer needs to be certain that there is sufficient capacity on PT at peak times (survey or confirmation from operator).

- Assess quality and location of existing bus stops that would be used by occupants/users of new development. Consider the journey to and from the stop (i.e. safety of road crossing) as well as facilities at the stop. It is desirable for stops to be within 5-10 minute walk time (i.e. 300-400 metres actual distance) of the development. Details of

existing bus stop locations are available from the Council.

- Where the transport impacts of the planning application have a major effect on the local environment, reference should be made to the five NATA (New Approach to Transport Appraisal) objectives – environmental, safety, economy, accessibility and integration. Although this approach will be typically applied when planning for local transport infrastructure, adopting this approach will enable comparative analysis of the transport effects of allowing the development to take place.

c) Site assessment

3.3.4 The purpose of the site assessment is for the developer to demonstrate a thorough understanding of the impact of traffic and travel associated with the development on the local network (and the strategic network where appropriate). Reference should be made to other developments in the area, and also to the impact of phasing if the development is major. The site assessment should focus on the following:

- Correctly identify trip generation profile to and from the site especially during the peak periods (weekday am/pm usually but others e.g. for retail or shift work). Correct use of TRICS (with site reference codes) or other site specific/relevant data. Check selection parameters are relevant to site (i.e. local context, days of week, size/nature of sites used in comparison and not Greater London). At this stage it would be beneficial to have a predicted modal split for the site which will provide baseline data to inform the travel plan, set targets and against which performance will be measured.

- Include traffic generated by additional committed development in the area. Check background traffic growth levels (application of NRTF/TEMPRO low/medium/high rates) to result in full anticipated traffic growth expected on highway network relevant to the site. The more that specific sites in the vicinity are added to background traffic the stronger the case for lower growth rates being applied to existing traffic, but each route/area needs its own assessment. The following should be produced as a minimum:

- Existing baseline traffic (based on recent manual classified turning and/or automatic traffic count data – data not more than five years old)

- Forecast baseline (i.e. with growth factor) plus committed development (committed development should take into account the cumulative effect of small scale development as well as larger/major development).

- Forecast baseline (with growth) plus committed (with growth if necessary) and proposed development.

- Generally seek to forecast traffic growth to end of development plan period (i.e. to accurately allow for committed development). Highways Agency seek 15 year forecast from date development is operational in full, which may also be used but is less certain in the longer term.

- Estimate how the development trips identified can be distributed and assigned to the highway network. Reasonable conclusions about proportions of journeys in different directions must be identified based on existing turning count survey data, model outputs and or any other relevant info. (e.g. census journey to work data). Guesses are usually wrong.

- Assess impact of pass by, internal (to the site) and linked trips. Assumptions underpinning this assessment must be checked for 'realism' and if possible factually based rather than anecdotally.

- Identify key junctions in the area likely to be affected by growth in traffic from the development and undertake junction modelling assessments. Care needs to be taken to ensure other committed developments and programmed transport changes affecting the area have been taken into account (see 4 above). A 'design year' is useful to test the capacity of the junction. Highways Agency use 15 years as standard, no equivalent for the Council but suggest minimum of 10 years from date of occupancy/operation (or end of development plan period, whichever is most appropriate).

- Undertake accurate junction capacity assessments for relevant junctions. PICADY for priority junction, ARCADY for roundabout, OSCADY or LINSIG for signalised junction. Any assessment tools such as TRANSYT or micro simulation models may be required for a more complex issue/problem. Check data input to model makes sense (i.e. traffic flows, approach and splay widths) and where output RFC2 is greater than or equal to 0.8 then capacity problems are likely to occur.

- Identify any safety issues in the area by way of requesting casualty data (minimum last three years) from the Council or its consultant. If any issues then developer to address via contribution or preferably via S278 works.

d) Measures to influence travel behaviour

3.3.5 The measures proposed here should be assessed iteratively in terms of their impact on the site's accessibility and sustainability and then fed back into the site assessment. While these measures can be considered as the implementation aspect of the TA, they should be included in the assessment because they have the potential to reduce the traffic impact of the development.

The Travel Plan

3.3.6 A Travel Plan is a package of site specific initiatives aimed at improving the availability of travel modes to and from a development. It may also promote practices or policies that reduce the need for travel. They provide, together with Transport Assessments, the mechanism for assessing and managing access to sites. The requirement for Travel Plans to be secured from new development is derived from Government guidance in PPG13.

3.3.7 Guidance on Travel Plans is contained in "Using the Planning Process to Secure Travel Plans - Best Practice Guide", DfT/ODPM, 2002 and "Making Residential Travel Plans Work: Good Practice Guidelines for New Development", DfT, 2005.

3.3.8 Travel Plans should be designed to address the travel needs of the users of a site. They should be linked to the findings of Transport Assessment and should include practicable and effective ways of addressing issues raised by them.

3.3.9 Travel Plans will normally be required for any development which meets or exceeds the following Gross Floor Area thresholds:

Use Class	Indicative Threshold (Gross Floor Area – square metres)
A1 Food retail	1,000 m^2
A1 Non-food retail	1,000 m^2
A2 Financial and professional services	1,000 m^2
A3 Food and Drink	1,000 m^2
B1 Business	2,500 m^2
B2 to B7 Industry	5,000 m^2
B8 Warehousing and Distribution	10,000 m^2
C1 Hotels and Hostels C2 Residential Institutions	1,000 m^2

C3 Dwelling houses	50 dwellings
D1 Non-residential Institutions (including Hospitals, Higher and Further Education)	2,500 m^2
D2 Assembly and Leisure	1,000 m^2 or 1,500 seats for stadia
All other users and Sui Generis	Each proposal considered on its merits

3.3.10 The above offers a guide and it is anticipated that pre-application discussions will confirm the need for a Travel Plan where the size or nature of the proposal may not be specifically covered by this guidance.

3.3.11 The basic principle behind a Travel Plan is to reduce the volume of car use (specifically single occupancy car use). Travel Plans should build on all of the issues identified in the TA and clearly set out an implementation package that meets agreed objectives. Such a package to include:

a. Modal split targets and timescale for achieving target (see 3 above when baseline modal split is agreed)

b. What the developer/end occupier will do to achieve these targets (includes 'hard' measures such as pedestrian/cycle routes, safety improvements, bus stop improvements as well as 'soft' measures such as car sharing, new bus services, ticketing incentives)

c. A programme and funding for monitoring and review for which the developer/occupier will monitor progress towards achieving targets

d. Any financial contributions that are triggered' by not reaching a target by an agreed date which will be used to fund additional, agreed transport improvements (i.e. additional bus service).

3.3.12 It is expected that the legal agreement will not only secure the infrastructure designed to improve sustainable travel choice but also such measures as the appointment of a travel plan co-ordinator, adequate levels of cycle parking (see Cycle Parking Guidelines, 2006 by the former Bedfordshire County Council) and also opportunities for promoting sustainable transport.

Travel Plan measures

Marketing and Promotion

3.3.13 It is expected that the travel plan will detail measures that promote sustainable transport such as the provision of **welcome packs** for instance and/or site specific websites for larger residential developments. 'Welcome Pack' means an information pack containing transport and sustainability information that shall have been previously approved by Council.

Transport information should include maps showing the location of shops

and recreational facilities and pedestrian, cycle and public transport routes to and from the site and copies of relevant bus and rail timetables. The developer will be expected to provide or arrange travel vouchers (bus, rail or cycle discounts) relevant to a particular site. It is expected that all travel plans will contain details of measures to promote sustainable transport but for residential developments specific measures will be sought on all developments of more than 50 houses.

Personalised journey planning

- All travel plan measures will be site specific and developers should consider the need for employing personalised journey planning techniques as a possible tool to market and promote both existing and new sustainable transport networks.

Car Sharing schemes and car clubs

- The development of a car sharing database will be a specific requirement for business related developments while the establishment of car club might be more appropriate for residential developments in town centre locations. It will be expected that the travel plan measures will relate to the travel assessment and subsequent targets to promote sustainable travel, which should be appropriate to a site's location and use.

Public Transport

- The need for improved public transport in terms of quantity and quality will have been assessed at the site audit stage and any substantial development will normally be required to make a contribution to improve the local public transport network.

- The scale of any contributions will be the subject of negotiation between the Council and the applicant in association with the bus service providers. The basis for negotiation will depend very much on the standard of existing services and public transport infrastructure, it being necessary to identify desirable frequencies and key destinations.

- The contributions will be used to subsidise bus service provision or improvement in the early years. For larger sites developers may need to fund the provision of an additional bus as well as provide subsidies. In the longer term the aim is that services provided should be self-supporting.

- Contributions will be secured via a S106 agreement, with payment to

the Council who will commission the bus services. Owing to uncertainties about future services and the role of Demand Responsive Transport clauses in legal agreement should not refer to specific service numbers or frequencies wherever possible but will generally give an indication of where the improvements are proposed.

- In general Section 106 agreements or planning conditions will require that the following infrastructure is provided either at new stops or at upgraded facilities:
  - Bus stops located on carriageway rather than in a lay-by.
  - Shelters provided at key stops (normally with side panels to give weather protection and encourage use), provision of seating, and an information point.
  - All new bus stops provided should be designed with an appropriate length of high kerb or “docking” kerbing to facilitate disabled access, and have dropped kerb crossing facilities with tactile paving.
  - Key bus stops should have service ducting to allow for Real Time Information at a future date.
  - Routes suitable for bus penetration for early provision of services.

- As the system develops money may be sought for Real Time Information service displays for key bus stops or Section 38 agreements may require its installation.

- Where shortfall in frequency or availability of capacity on existing buses (or trains) then negotiations with developer for contributions to additional services. Normally finance to cover up to 5 years after development occupied via S106 contribution. Design of new services should aim for commercial viability after S106 monies expire. PT needs can be met in a variety of ways i.e. ‘traditional’ bus, Demand Responsive Service, taxis.

- The layout of sites and potential changes to bus routes needs to be discussed with the operator at planning stage. Normally the majority of dwellings on new housing developments should be within 300 metres walking distance of a bus stop and all should be within 400 metres walking distance of a bus stop.

- At some employment sites, depending on the nature of the employment and hours of work, a bespoke employer’s bus or contribution to Demand Responsive Transport may be more appropriate than improvements to public transport services.

- In some instances contributions will be sought towards improving **rail infrastructure**, including facilities to promote access by other sustainable modes such as the provision of cycle parking.

- Contributions to **Park and Ride** facility provision or revenue support may be appropriate from town centre uses and employment sites in lieu of town centre parking.

- Finalise package of transport improvements in planning conditions, s106 agreement and/or s278 obligation.

Facilities for pedestrians and cyclists

- The site audit will have identified necessary improvements to pedestrian and cyclist desire lines from which it will be possible to identify developer funded improvements such as improved crossings, cycle routes or street lighting. Essentially sites should be linked to existing walking and cycling networks with good quality walking and cycling routes that promote sustainable access.

- For new developments the internal site layout should be designed to be pedestrian and cycle friendly (i.e. 20 mph design speeds – revised Highway Design Guide should include more detail).

- Highway safety and accessibility should be key elements in the design and location of new schools and layouts of new housing developments should maximise sustainable trips to school and highway safety related to the journey to school.

- Developers will also be expected to include provision of appropriate cycle parking within any development with reference to the Council's guidelines for cycle parking (June 2006).

Implementation mechanisms

The planning process and in particular the travel assessment and travel plan will identify a range of physical works required within and outside of the planning application area. These are often referred to as on-site and off-site works respectively.

3.4 Implementation mechanisms

3.4.1 The planning process and in particular the travel assessment and travel plan will identify a range of physical works required within and outside of the planning application area. These are often referred to as on-site and off-site works respectively.

a) On-site highway works

3.4.2 The design of the internal infrastructure of a development will be influenced by the above considerations and the provision of roads, footways, cycleways, public transport infrastructure etc. will be delivered by an agreement under Section 38 of the Highways Act 1980.

b) Off-site highway works

3.4.3 Off site highway works will be identified through the local plan, travel assessment or consultations on the planning application. These could take the form of junction improvements, traffic calming, provision of or improvement of cycle or pedestrian routes etc. that are needed to link the development to the existing network or facilities in neighbouring settlements. These improvements may include provision for safe pedestrian and cycle crossing points including light controlled crossings, underpasses or bridges. The emphasis of these works will generally be to encourage use of other modes of transport to the private car.

3.4.4 Whatever the scale of works, they will normally be secured by a requirement to enter an agreement, under Section 278 of the Highways Act 1980, within a planning condition or S106 agreement. The condition or agreement will include an appropriate trigger e.g. commencement of development or prior to first occupation for the Section 278 agreement to be completed and possibly also for the completion of the works themselves. Developers will be expected to cover the total cost of the scheme including design, checking of designs, site supervision and administration of the works. The policy in Bedfordshire is that works required under a section 278 agreement are carried out by the Council not the developer although usually the Council will be prepared to use a contractor nominated by the developer. Cost capped sums or a finite contribution will not be accepted unless the scheme is already in a highway programme with committed Council funds.

3.4.5 A Section 278 or other appropriate legal agreement must always be in place before any works are carried out on the public highway.

c) Major new roads etc. forming part of development schemes

3.4.6 Major new roads required to deliver new development would be delivered by a Section 278 agreement if within the existing public highway but more generally will be secured via a S38 agreement. As part of any S38 agreement a bond will be required, generally related to the cost of the works, to ensure that the works could be completed and brought into public use and adoption in the event of a failure on the part of the developer. The timing of the delivery of essential infrastructure will often be defined within the Section 106 agreement with triggers relating to implementation or occupation.

d) Plan, Monitor and Manage approach to transportation infrastructure on major sites

3.4.7 In line with current PPG advice, where development areas are substantial or are likely to be developed over a long period, the Council consider that in addition to transport measures identified through the travel assessment process, a plan, monitor and manage approach to transport mitigation will also be required.

3.4.8 Mitigation can be split into 4 distinct types. These are:

- Identified mitigation. Those transport measures which can be identified through the TA, should be secured through the Section 106 legal mechanism, designed and implemented.

- Possible mitigation. Those areas identified, through consultation or local knowledge, as likely to experience possible development transport generated problems, but not identified by the TA as definitely required. In this situation it is often better to 'monitor' the situation, rather than put a scheme in place and risk limited resources being utilised unnecessarily, but have a contingency sum available.

- Unforeseen mitigation. In addition experience has shown it is virtually impossible to accurately determine where all impacts will emerge, and previously unforeseen impacts do occur.

- Under predicted mitigation. In addition, if the TA has under-predicted traffic impacts or mode share, then additional mitigation to that secured will be required to correct and address this.

3.4.9 It is therefore felt for the last three of the above that there might be a need for additional measures to mitigate future impacts of travel movements from the development on the existing surrounding environment and communities and a mechanism to deliver these.

3.4.10 By using a PMM approach to do this ensures that:

- If actual travel generated is greater than TA or fails to meet targets set in the travel plan, there is a way to deal with this.
- Resources can be targeted where it will be most effective, and not used where there proves to be no need.
- Travel impact is mitigated effectively, even in the longer term

3.4.11 In order to deliver this PMM approach a system of monitoring will need to be agreed with the Council and funded by the applicant and a sum of money provided by the applicant to deliver additional mitigation works identified in the PMM process.

Annex 4
Basis of Standard Charge towards provision of Cycle Network:- (Source: Cycle Mapping Project, adopted September 2001 by the former Mid Bedfordshire District Council)

4.1 The Council's Cycle and Walking Strategy has found that the area formerly known as Mid Bedfordshire has low levels of cycling which is partially due to adverse road conditions and lack of traffic free cycle routes.

4.2 The Cycleway Mapping Project identifies needs for cycleway improvements and details a network of cycle routes which should be developed over the next twenty years. The Council is committed to improve the cycleway network in accordance with the Mapping Project.

4.2 The Standard Charge sought will be in addition to the negotiation of localised cycleway improvements needed to connect the site to the cycle network.

4.3 **Methodology for Calculating Standard Charge**

The Standard Charge has been calculated using the cost per metre of cycleway.

Amount of cycleway proposed by Mapping Project	=	444.151km
Cost per metre	=	£70 - £100
Cost per metre for calculation	=	£70
Cost of project = 444,151 x £70	**=**	**£31,090,570**
Number of households at present *(Bedfordshire Population Estimates and Forecasts 2006)*	=	52,300
Number of dwellings proposed	=	14,230
Total number of dwellings	=	66,530

$$\textbf{Cost per household} = \frac{\textbf{£31,090,570}}{\textbf{66,530 dwellings}} = \textbf{£467.32}$$

In summary, the costs can be expressed as follows:

Element	Total cost of project	Cost per unit
444.151km of cycleways	£31,090,570	£467

Derived standard charges for dwelling sizes are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£253	**£370**	**£506**	**£623**	**£701**	**£759**	**£856**

Annex 5:

Basis of Standard Charge towards provision of Health Care facilities: (Source: Bedfordshire PCT)

5.1 The Annex explains the methodology for calculating contributions sought by the Council for health care facilities. Details of contributions sought are contained in Section 11.3 of the Planning Obligations Strategy.

5.2 NHS Bedfordshire (formerly Bedfordshire Primary Care Trust) is responsible for the improvement of health and the well being of the population of Bedfordshire and to address any inequalities of access to health and social care services within the communities it serves.

NHS Bedfordshire provides a wide range of health care services and commissions further health and social care services from other specialist providers, such as NHS Trusts, independent contractors, the voluntary and private sectors.

The growth in population generated by the housing development programme directly places additional pressures on NHS Bedfordshire to maintain equitable access and delivery of services and without support the services may become destabilised and unsustainable.

5.3 NHS Bedfordshire embraces the ethos of 'Sustainable Communities' and a symbiotic approach to health and planning with the Local Planning Authorities will be more able to deliver a major component to fulfil the criteria set by the Egan Review (2004) and to provide a range of local services with pathways to access a wider range of services.

5.4 NHS Bedfordshire will determine with the Local Planning Authority and developers any site or community-specific issues that will impact on provision of health care within or associated with a development and will ensure that where existing capacity is sufficient to deal with predicted growth, no unnecessary request for funding is made.

5.5 For Primary Health Care needs the Parishes where contributions will be required are listed in Appendix 1. The assessment by NHS Bedfordshire was carried out in January 2008 and includes whether existing facilities are capable of extension.

5.6 Secondary and Mental Health Care needs will require a range of responses.

All new dwellings will generate additional demands district wide on these services and obligations will apply to all parishes. Whilst some needs may in the future be met on a local delivery basis specific projects should emerge to which planning obligation contributions can be applied as NHS Bedfordshire takes forward the priorities set out in the medium term strategy "A Healthier Bedfordshire 2007 – 2012".

5.7 Contributions for all health obligations will be held by the Council until they can be released when schemes are commissioned.

5.8 Consultation and Health Impact Assessment

1.Consultation

NHS Bedfordshire would be consulted on all planning applications above 50 units.

2. Health Impact Assessment

(a) For applications dealing with less than 50 dwellings applicants should seek advice from the Council with regard to any previously identified concerns relating to health.

(b) For applications dealing with 50-199 dwellings, applicants should contact NHS Bedfordshire (Directorate of Strategy and Business Planning) to determine whether the proposal is likely to have health impact within an area of known deprivation or limited access to services. Health Impact Assessments will only be required within these areas and NHS Bedfordshire will advise upon the appropriate form of analysis.

(c) For applications dealing with 200-999 dwellings, a high level rapid HIA will be required, applying the techniques and criteria described in *Building in Health* [1] or an equivalent, recognised assessment tool.

(d) For applications involving 1000 dwellings or above, a full and comprehensive health impact assessment will be required. Applicants should contact NHS Bedfordshire early in the master planning process who will provide advice on scoping the study and a list of HIA practitioners. HIA can be provided as part of the EIA where this is appropriate. The applicant will also be expected to provide for an independent evaluation of the HIA.

[1] Building In Health - A checklist and guide to developing healthy sustainable communities (July 2006) http://www.mksm.nhs.uk/FileAccess.aspx?id=143
NHS Bedfordshire website http://www.bedfordshire.nhs.uk/

5.9 Charges and Thresholds

(a) Small developments of less than10 units - a fixed tariff per unit based on a generic occupancy confirmed by national data (ONS occupancy as per Adopted Local Plan).

(b) Larger developments of more than 10 units - a per-capita contribution where a dwelling-mix sensitive calculation tool (Rapley formula) is applied.

(c) (b) Major Developments of more than 999 units – the per-capita calculation contribution may be re-appraised and be in the form of land for/or the provision of a new build and where the implementation of co-located and integrated services may be negotiated for the wider benefit of the community and would be on a site specific basis. This would be after consultation with NHS Bedfordshire and The Valuation Office would be engaged to determine 'Best Value'.

5.10 Methodology for Calculating Standard Charges

5.10.1 Primary Health Care Services

Contribution of £214 per capita plus proportionate land value £79 per capita totalling £293 per capita average. **Where the needs are to be met by extensions to existing facilities the Charges will be based on the buildings element only.** Appendix 1 to this Annex contains details of the calculation for Generic 4 GP Build contributions together with the Parishes where contributions will be required.

Unit size - bedrooms	Household Occupancy persons	Buildings	Land	Total Capital Cost per unit for new build
Generic	2.4	£513	£189	£702
1 Bedroom	1.3	£278	£102	£380
2 bedroom	1.9	£406	£150	£556
3 bedroom	2.6	£556	£205	£761
4 bedroom	3.2	£684	£252	£936
5 bedroom	3.6	£770	£284	£1054
6 bedroom	3.9	£834	£307	£1141
7 + bedroom	4.4	£941	£347	£1288

5.10.2 Secondary Health Care Services

Contribution of £236.55 per capita average. Note - in line with new Government guidance this may be provided within a hospital or in a community based setting when appropriate. Appendix 2 to this Annex contains the calculation details.

Unit size - bedrooms	Household Occupancy persons	Capital Cost per unit
Generic	2.4	£568
1 bedroom	1.3	£308
2 bedroom	1.9	£449
3 bedroom	2.6	£615
4 bedroom	3.2	£757
5 bedroom	3.6	£852
6 bedroom	3.9	£923
7 + bedroom	4.4	£1041

5.10.3 Mental Health Care Services – Contribution of **£13.50** per capita

Appendix 3 to this Annex contains the calculation details

Unit size -bedrooms	Household Occupancy persons	Capital Cost per unit
Generic	2.4	£32
1 bedroom	1.3	£18
2 bedroom	1.9	£26
3 bedroom	2.6	£35
4 bedroom	3.2	£43
5 bedroom	3.6	£49
6 bedroom	3.9	£53
7 + bedroom	4.4	£59

5.7.4 Summary of Contributions if all charges are applicable

Health Care	Generic	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	7+ bed
Primary Buildings	£513	£278	£406	£556	£684	£770	£834	£941
Primary Land	£189	£102	£150	£205	£252	£284	£307	£347
Secondary	£568	£308	£449	£615	£757	£852	£923	£1041

Mental	£32	£18	£26	£35	£43	£49	£53	£59
Total	**£1302**	**£706**	**£1031**	**£1411**	**£1736**	**£1955**	**£2117**	**£2388**

5.8 Indicative Trigger Points

The point at which payments will be made will be subject to negotiation for inclusion in S106 agreements. It may be appropriate to require payments to be made in the early stages of development but in most cases it will be when a quantum of dwellings are occupied. Typical trigger points may include:

a) On developments, 10 – 999 units, first payment at 50% occupation. and the balance payable on 95% occupation.

b) On developments in excess of 999 units, and where a complete new facility is to be provided, payment triggers would be negotiated on a case-by-case basis.

APPENDIX 1 to ANNEX 5

Primary Health Care

Generic 4 GP Build – S106 contributions Jan 2008	£	£
The build cost for a building of Gross Internal Area (GIA) 628m2 is estimated at £1,255,397.inclusive of professional fees, legal costs etc, finance charges and contingency item. This equates to a build cost of £1999.00 per m2. Generic build programme / specification for a 4 GP based Primary Care premises designed to deliver a range of traditional services along with co-located and integrated community services		
Figures from Building Costs Information Services (BCIS) Jan 2008 For a GP/ Health Centre. Subject to inflation indexing		
Guidelines Primary & Social Care Premises (2003)		
6,400 population divided 1750 patients per GP = 3.66 WTE GPs + 10%		
Expansion/growth = 4.00 WTE GPs		
Accommodation GIA 628 m2		
Methodology		
The methodology is robust and based on DoH guidance		
Example Build cost		
628 m2 GIA x £1,499 per m2	941,372	
11% Professional Fees	103,551	
		1,044,923
Finance charges (3.97%) 12 months	48,743	
Legals, planning fees, building regs, consultants fees etc (4.5%)	55,250	
Contingency 3%	36,834	
Sub total		140,827
Total Build cost		**1185750**
Land		
Land costs are analysed separately. The building estimated as a one and a half to two storey build with allowance for growth / future proofing comprising; of two stairways and a lift to first floor along with associated landscaping and car parking based on 4 per each GMS/ clinical room + 10% allowances (425 m2 per 22 spaces including allowance of 10% Disabled/Mother & Tots)		
Estimated land required **3000 m2 (0.75 acre / 0.3ha)**		
Estimated land value with presumed allowance / discount for land with D1 restrictive use - within the locality - say £375,000 (0.75 acre) + Legals and statutory fees = **£416625**		
ANALYSIS - Summary	Cost per patient	Generic Cost per dwelling
Building costs £1185750divided by number of patients registered (6,400)	£214185	£444
Land costs £416625 divided by number of patients registered (6,400)	£65	£156
Total	**£250**	**£600**

Appendix 1 continued overleaf - Needs by Parish

APPENDIX 1 to ANNEX 5 Summary of Mid Beds Primary Health Needs by Parish for Contributions

Parish	Contribution needed	Primary Facility	Proposed Primary facility	Nearest Facility	distance	Second closest facility	distance
Ampthill		Yes	Ampthill				
Arlesey	**Yes**	Yes	Arlesey				
Aspley Guise		No		Woburn	1.0	Woburn Sands	1.4
Aspley Heath		No		Woburn Sands	0.6	Woburn	1.6
Astwick		No		Stotfold	1.0	Arlesey	2.0
Battlesden		No		Toddington	2.7	Woburn	3.2
Biggleswade	**Yes**	Yes	Biggleswade				
Blunham		No		Gt.Barford	1.6	Sandy	1.7
Brogborough		No		Cranfield	2.5	Woburn Sands	2.7
Campton & Chicksands		No		Shefford	1.7	Lower Stondon	2.9
Clifton		No		Shefford	1.2	Lower Stondon	2.1
Clophill	**Yes**	No	SILSOE (1mile)	Ampthill	2.9	Flitwick	3.3
Cranfield	**Yes**	Yes	Cranfield				
Dunton	**Yes**	No		Biggleswade	2.9	Potton	3.0
Edworth	**Yes**	No		Biggleswade	2.9	Stotfold	2.9
Everton	**Yes**	No		Potton	1.9	Sandy	2.2
Eversholt		No		Woburn	2.4	Toddington	3.1
Eyeworth	**Yes**	No		Potton	2.6	Biggleswade	3.6
Flitton & Greenfield	**Yes**	No	SILSOE (0.8mile)	Flitwick	1.7	Ampthill	1.9
Flitwick	**Yes**	Yes	Flitwick				
Gravenhurst		No		Lower Stondon	1.5	Shefford	2.8
Harlington		Yes Branch		Toddington	1.9	Flitwick	3.3
Haynes		No	Wixams (2.3 miles)	Wilstead (Branch)	2.3	Shefford	3.3
Henlow	**Yes**	No		Arlesey	1.6	Lower Stondon	2.0
Houghton Conquest		No	Wixams (1.3 miles)	Wilstead (Branch)	1.8	Ampthill	2.7
Hulcote & Salford		No		Cranfield	2.1	Woburn	2.3
Husbourne Crawley		No		Woburn	1.3	Woburn Sands	1.9
Langford	**Yes**	Yes Branch		Biggleswade	2.2	Biggleswade	2.5
Lidlington	**Yes**	No		Cranfield	1.8	Ampthill	2.9
Marston Moretaine	**Yes**	Yes	Marston Moretaine				
Maulden	**Yes**	No	SILSOE (1mile)	Ampthill	1.9	Flitwick	2.1
Meppershall		No		Lower Stondon	1.5	Shefford	1.8
Millbrook	**Yes**	No		Ampthill	1.7	Marston Moretaine	1.8
Milton Bryan		No		Woburn	2.0	Toddington	3.1
Mogerhanger	**Yes**	No		Sandy	1.0	Gt Barford	2.0
Northill	**Yes**	No		Sandy	2.6	Biggleswade	2.8
Old Warden		No		Shefford	2.7	Biggleswade	3.3
Potton	**Yes**	Yes	Sandy & Potton				
Potsgrove		No		Woburn	2.3	Leighton B	3.6
Pulloxhill	**Yes**	No	SILSOE (1mile)	Flitwick	2.7	Barton-le-Clay	2.8
Ridgmont		No		Woburn	2.0	Woburn Sands	2.9
Sandy	**Yes**	Yes	Sandy & Potton				
Shefford		Yes	Current relocation scheme				
Shillington		No		Lower Stondon	2.2	Shefford	2.3
Silsoe	**Yes**	No	SILSOE				
Southill		No		Shefford	1.9	Biggleswade	2.7
Steppingley	**Yes**	No		Flitwick	1.5	Ampthill	1.9
Stondon (Henlow Camp)	**$**	Yes	Lower Stondon				
Stotfold	**Yes**	Yes	Stotfold				
Sutton	**Yes**	No		Sandy	1.3	Biggleswade	2.1
Tempsford		No		Gt.Barford	2.8	Sandy	2.9
Tingrith		No		Harlington Branch	2.1	Toddington	2.3
Westoning		No		Harlington Branch	1.3	Flitwick	1.6
Woburn		Yes	Current extension. scheme				
Wrestlingworth & Cockayne Hatley	**Yes**	No		Potton	2.3	Gamlingay	3.0
	$ If needs arise there is on-site expansion capability						
Silsoe is a proposed new facility to serve the Parishes of Clophill, Flitton & Greenfield, Maulden, Pulloxhill and Silsoe							

APPENDICES 2 and 3 to ANNEX 5

APPENDIX 2 - Secondary Health Care Provision

Current provision	Spatial per m²	£	
Acute /Emergency/ Intermediate placements / day cases / in-patients			
Each placement requires	50		
Capital cost per m² based on Building Cost Information Service (BCIS) January 2008 and subject to inflation indexing		2,650	
Capital cost per bed		132,500	
On the basis of 119 placements per 100,000 patients			£157.70 per capita
Diagnostics / out patients etc			
On the basis of 50% of out-patient / placement activity			£78.85 per capita
Total			**£236.55 per capita**

APPENDIX 3 - Mental Health Care Provision

Current Provision	Spatial per m²	£	
Each placement requires	50		
Capital cost per m² based on Building Cost Information Service (BCIS) January 2008 and subject to inflation indexing		1,800	
Capital cost per placement		90,000	
On the basis of 15 in-patient placements per 100,000 patients			**£13.50 per capita**

Annex 6:

Basis of Standard Charge towards provision of new/replacement/upgraded Indoor Sports/Leisure Facilities (Source: Central Bedfordshire Leisure Services Team)

6.1 The Annex explains the methodology for calculating contributions sought by the Council for indoor sports and leisure facilities.

6.2 Central Bedfordshire currently operates two purpose built leisure centres in the former Mid Bedfordshire area, in Flitwick and Biggleswade. In addition, the Council also operates two community sport centres located at upper schools, one at Sandy and one at Biggleswade. The combined catchment area of these leisure centres covers the former Mid Bedfordshire Council area. The Council has established the Leisure Facility Strategic Partnership to take forward other needs, which have been identified using Sport England Active Places, Active People and Sports Facility Calculator methodology. These include sports halls, health and fitness stations and indoor bowls. The SPD proposes a standard charge to ensure development contributes to providing the facilities planned.

6.3 The construction of the new Flitwick Leisure Centre will be used as a benchmark for standards that the Council would expect to achieve. The Council estimates that given a 15-minute drive catchment area, the centre would attract users from the western half of the district (population 75600 – Based on Beds CC 2006 Parish Estimates – see Appendix 1 to this Annex). The Centre is to be 4466m^2 and is estimated to cost £10.7 million (2008 Building and related costs).

Methodology for Calculating Standard Charge

6.4 The proposed methodology for calculating the standard charge is as follows:

Ratio per m^2 per person x the building cost per m^2

Ratio per m^2 per person: $\frac{4466\ m^2}{\mathbf{75600pop}}$ = 0.059 m^2

Building cost per m^2: $\frac{£10,700,000}{4466}$ = £2395

Cost per person: 0.059m^2 x £2395 = **£141**

In summary the costs can be expressed as follows:

Element	Cost per person	Cost per unit (assumes 2.4 persons per unit)
Leisure Centre (at a cost of £2395 per m^2)	£141	£338

Derived Standard Charges for all new residential development to help provide for new planned leisure centres is: £338

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£183	**£268**	**£366**	**£451**	**£507**	**£549**	**£620**

Commercial development and holiday parks: Case-by-case basis

Population Estimates for 15 Minute Drive Time from Flitwick

SOURCE: Extract from the former BEDS CC Table 5.5 - Towns and parishes in Mid Bedfordshire 12/07

Parish	2006
Ampthill	6830
Aspley Guise	2130
Aspley Heath	630
Battlesden	40
Brogborough	360
Campton & Chicksands	2460
Clifton	2950
Clophill	1750
Cranfield	4860
Eversholt	410
Flitton & Greenfield	1380
Flitwick	13220
Gravenhurst	600
Harlington	2340
Haynes	1150
Henlow	4580
Houghton Conquest	1360
Hulcote & Salford	160
Husbourne Crawley	200
Lidlington	1130
Marston Moretaine	4560
Maulden	3090
Meppershall	1830
Millbrook	140
Milton Bryan	170
Old Warden	340
Potsgrove	40
Pulloxhill	910
Ridgmont	410
Shefford	5650
Shillington	1850
Silsoe	1780
Southill (half of population)	565
Steppingley	250
Stondon	2180
Tingrith	170
Westoning	2200
Woburn	930
Total	75605
	Rounded to 75600

Annex 7:

Basis of Standard Charge towards provision of Recreational Open Space

(Source: The former Mid Bedfordshire Council Recreational Open Space Strategy 2005)

7.1 The Annex explains the methodology for calculating contributions sought by the Council for Recreational Open Space. Details of contributions sought are contained in Section 11.6 of the Planning Obligations Strategy.

7.2 The Council began the preparation of a Recreational Open Space in 1998/99 with the objective of improving the level and quality of open space provision in the former Mid Bedfordshire District. Following an extensive study of open space and public consultation a revised Recreational Open Space Strategy was published in 2005.

7.3 The Strategy sets out the type of recreational open space to be provided through new development. The Charges in the Planning Obligations Strategy cover the following:

i) Children's Playspace:

a) Formal Play Areas: These are formally laid out play sites, surfaced and fitted with a range of play equipment or demonstrative play features.

b) Informal Playspace: This is space which provides opportunity for casual play, such as ball games etc.

ii) Outdoor Sporting Open Space:

This includes formal sports pitches, sports courts or greens, properly laid out, equipped and with the provision of pavilion and car parking facilities necessary to cater for the sporting uses intended.

iii) Informal Recreational Open Space:

This is space laid out to function primarily for quiet enjoyment, walking or for other forms of informal recreation.

7.4 Planning Obligations for these three categories will vary according to the quantity and quality of facilities in different localities. Table 2 sets out an analysis for each Parish showing where contributions will be sought for particular obligations.

Table 1 - Methodology for Calculating Standard Charge – updated to January 2008

Base Cost ref. *	Facility Required	Facility Costs	Design Costs @ 10%		Total Costs	Cost per 1000 pop.	Cost per Occupant
A	**Children's Play (0.7ha per 1000 pop.)**						
i)	**New Equipped Play Areas (0.25ha per 1000 pop.)**						
1	Per NEAP - Play Value in range 32-40	88695	0		88695	163199 Using a multiplier of 1.84, as in the ROSS Strategy	163
2	Per LEAP - Play Value in range 32-40	34905	0		34905	160563 Using a multiplier of 4.6, as in the ROSS Strategy	161
3	Per LAP - Play Value 4-5*	8721	0		8721	180960 Using a multiplier of 20.75, as in the ROSS Strategy	181
iii)	**Casual Playspace (0.45ha per 1000 pop.)**						
	Informal playspace for ball games, with dual amenity use	43516	4351		47867	47867 Using a multiplier of 1.0, as in the ROSS Strategy	48
			Total Children's Play per occupant				**553**
			Generic charge - £553 x 2.4				**£1327**
B	**Outdoor Sport (1.7ha per 1000 pop.)**						
10	Sportsground Infrastructure	229037	22904		251941	168800 Using a multiplier of 0.67 as in the ROSS Strategy	169
11	Tennis/Netball Courtspace	49328	4933		54261	45037 Using multiplier of 0.83 as in the ROSS Strategy	45
12	Bowls Green/Facility	255799	25580		281379	39393 Using a multiplier of 0.14 as in the ROSS Strategy	39
13	Putting Green	43404	4340		47744	4774 Using a multiplier of 0.10 as in the ROSS Strategy	4
			Total Outdoor Sport per occupant				**257**
			Generic Charge - £257 x 2.4				**£617**
C	**Informal Open Space (0.8ha per 1000 pop.)**						
	Informal playspace	42336	4234		46570	82755 Using a	**83**

						multiplier of 1.777 as in the ROSS Strategy	
				Generic Charge - £83 x 2.4			**£199**
*	Base cost reference is to Appendix D of Recreational Open Space Strategy						

Derived Charges for Children's Play Space at £1327 per dwelling are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£719	**£1051**	**£1438**	**£1770**	**£1991**	**£2157**	**£2433**

Derived Charges for Outdoor Sporting Open Space at £617 per dwelling are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£334	**£488**	**£668**	**£822**	**£925**	**£1002**	**£1131**

Derived Charges for Informal Open Space are: £199

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£108	**£158**	**£216**	**£266**	**£299**	**£324**	**£365**

Non-Residential Development

Large commercial development, holiday accommodation and Health facilities to be negotiated on a case-by-case basis for **Informal Open Space and exceptionally Outdoor Sporting Space.**

Table 2 Parishes where standard charges will apply for up to 9 dwellings according to Recreational Open Space Strategy Needs

Analysis updated to August 2007 showing where standard charges will apply to developments up to 9 dwellings
The assessment takes into account qualitative issues and therefore even where a quantitative surplus exists contributions may be sought where, for example, improvements to existing sites are needed.
Developments of 10 or more dwellings subject to case-by-case assessment in consultation with the Play and Open Spaces Officer

	Play Space	Surplus	Deficit	Sporting Space	Surplus	Deficit	Amenity Space	Surplus	Deficit	Contributions Sought
Ampthill	2.42		-2.31	27.81	16.31		77.01	71.6		***Yes All***
Arlesey	2.51		-0.97	11.35	2.90		6.9	2.92		**Yes All**
Aspley Guise	1.87		-0.38	4.98	1.36		3.42	1.72		**Yes Play Only (Qualitative)**
Aspley Heath	0.00		-0.43	0.00		-1.05	0.00		-0.50	No
Astwick	0.00		-0.02	0.00		-0.05	0.00		-0.20	No
Battlesden	0.00		-0.03	0.00		-0.07	0.00		-0.03	No
Biggleswade	9.67		-1.28	24.05		-2.54	9.73		-2.78	***Yes All (Qualitative)***
Blunham	1.20	0.55		2.15	0.57		1.00	0.26		***Yes All (Qualitative)***
Brogborough	0.29	0.04		0.23		-0.37	0.77	0.49		**Yes Amenity Only (Qualitative)**
Campton & Chicksands	0.50		-0.10	0.95		-0.52	1.66	0.97		**Yes Play & Sporting**
Clifton	1.62		-0.30	12.02	7.36		1.00		-1.19	**Yes Play & Amenity**
Clophill	0.96		-0.22	1.49		-1.37	4.47	3.13		**Yes Play & Sporting**
Cranfield	4.61	1.31		5.27		-2.74	6.64		-2.87	**Yes Play & Sporting**
Dunton	0.55	0.09		1.15	0.04		0.56	0.04		**Yes All (Qualitative)**
Edworth	0.00		-0.06	0.00		-0.14	0.00		-0.06	No
Eversholt	0.30	0.03		1.48	0.82		1.03	0.72		**Yes Play Only (Qualitative)**
Everton	1.05	0.66		1.50	0.56		0.75	0.31		**Yes Play Only. (Qualitative)**
Eyeworth	0.00		-0.06	0.00		-0.15	0.00		-0.07	No
Flitton & Greenfield	1.22	0.34		2.14	0	0	1.00		-0.01	***Yes All***
Flitwick	5.57		-3.36	13.34		-8.35	6.23		-3.98	**Yes - All**
Gravenhurst	1.40	1.01		2.41	1.47		1.20	0.76		**Yes Play & Sporting (Qualitative)**
Harlington	3.00	1.41		14.39	10.53		4.78	2.96		**Yes Play only (Qualitative)**
Haynes	0.44		-0.34	2.14	0.24		0.33		-0.57	**Yes All**
Henlow	2.10		-0.16	11.81	6.32		6.08		-3.50	**Yes All**
Houghton Conquest	1.59	0.67		2.69	0.45		1.49	0.43		**Yes Play Only (Qualitative)**
	Play Space	Surplus	Deficit	**Sporting Space**	Surplus	Deficit	**Amenity Space**	Surplus	Deficit	**Contributions Sought**
Hulcote & Salford	0.00		-0.12	0.00		-0.29	0.00		-0.04	***Yes Play Only (Qualitative)***
Husbourne Crawley	0.15	0.02		0.00		-0.32	0.00		-0.15	**Yes Play Only (Qualitative)**
Langford	1.48		-0.56	2.20		-2.76	1.63		-0.71	**Yes All**
Lidlington	1.03	0.27		2.35	0.50		1.00	0.13		***Yes All (Qualitative)***
Marston Moretaine	4.11	1.39		3.26		-3.35	4.70	1.59		**Yes All (Qualitative)**
Maulden	1.43		-0.57	1.43		-3.42	1.83		-0.45	**Yes Play & Amenity (Qualitative)**
Meppershall	2.55	1.46		3.25	0.61		0.30		-0.94	**Yes All**
Millbrook	0.41	0.33		0.00		-0.20	0.50	0.40		**Yes Play Only (Qualitative)**
Milton Bryan	0.50	0.39		1.65	1.39		1.04	0.92		No
Mogerhanger	1.34	0.91		2.01	0.96		1.12	0.62		***Yes Play & Amenity (Qualitative)***
Northill	2.87	1.25		4.53	0.59		8.87	7.01		**Yes All**
Old Warden	0.10		-0.10	1.18	0.70		0.00		-0.22	No

Potsgrove	0.00		-0.03	0.00		-0.07	0.00		-0.03	No
Potton	1.51		-1.80	11.09	3.05		1.16		-2.62	***Yes All***
Pulloxhill	0.30		-0.31	0.00		-1.48	0.15		-0.55	**Yes All**
Ridgmont	0.09		-0.19	0.00		-0.58	0.00		-0.32	**Yes All**
Sandy	7.78	0.13		22.55	3.97		12.50	3.76		**Yes All**
Shefford	2.89		-0.81	9.54	0.56		13.66	9.44		**Yes All**
Shillington	1.30	0.04		5.65	2.59		1.00		-0.44	**Yes All**
Silsoe	1.66	0.53		8.56	5.82		7.05	5.76		**Yes All**
Southill	0.90	0.13		1.43		-0.44	2.58	1.7		**Yes All**
Steppingley	0.60	0.43		1.31	0.90		0.50	0.31		**Yes All (Qualitative)**
Stondon	1.38	0.11		1.98		-1.11	0.60		-0.86	**Yes All**
Stotfold	3.13		-1.21	7.77		-2.77	5.50	0.54		**Yes All**
Sutton	0.45		0.23	0.00		-0.53	0.40	0.15		**Yes Play Only (Qualitative)**
Tempsford	0.46	0.07		0.81		-0.14	0.90	0.45		**Yes Play & Amenity (Qualitative)**
Tingrith	0.00		-0.11	0.00		-0.27	0.00		-0.13	No
Westoning	1.30	0.16		2.21		-1.22	2.23	0.61		***Yes Play & Sporting***
Woburn	0.90	0.25		3.47	1.89		1.50	0.76		**Yes Play & Amenity (Qualitative)**
Wrestlingworth & Cockayne Hatley	0.30		-0.23	0.00		-1.28	0.01		-0.59	**Yes All**

Annex 8:

Basis of Green Infrastructure Standard Charge: (Source: Bedfordshire and Luton Green Infrastructure Consortium)

8.1 Introduction

8.1.1 The following information represents a costed assessment of the priority green infrastructure work required to deliver a multi-functional Green Infrastructure Network. This will deliver the requirements of the Draft East of England Plan and the Bedfordshire and Luton Green Infrastructure Plan, as endorsed by Central Bedfordshire Council.

8.1.2 Within the SPD provision is made for a Forest of Marston Vale Standard Charge. In order to meet the need to create 30% woodland cover across this area **both** the Green Infrastructure Standard Charge and the Forest of Marston Vale Standard Charge need to be applied across the District including the Forest area. To take account of this and to avoid double counting, costings within the Green Infrastructure Standard Charge have been reduced to strip out proportionate woodland creation costs.

8.1.3 There are strong proposals now emerging for a new landmark GI project – the Bedford-Milton Keynes Waterway Park (acknowledged within the East of England Plan as a GI project of regional significance). Costings are included within this standard charge for land acquisition and for the development of a new multi-user green access corridor along the Waterway Park route. The construction costs for creation of the canal itself are considerable and amount to £71m for the 12km of the route within former Mid Bedfordshire District (canal construction costs are not covered by the GI Standard Charge). The canal will have a sub-regional catchment and therefore discussions should take place to assess suitable funding arrangements for this unique project, which should also include local authorities from Milton Keynes and Bedford.

8.1.4 It is intended this Green Infrastructure Standard Charge be applied with no minimum dwelling threshold (i.e. to all new dwellings) and to commercial development, which has helped fund key green infrastructure in the recent past, on a case-by-case basis.

8.1.5 The following Sections provide more explanation as to the rationale, methodology and basis for the costings developed. The appendices contain background detail. The elements are:

a) Strategic Accessible Greenspace
b) Strategic Access Routes
c) Historic Environment

d) Biodiversity

e) Landscape

8.2 Strategic Accessible Greenspace

8.2.1 Source

These costings have been developed by the GI Consortium in consultation with the Council, Forestry Commission, the Greensand Trust and Bedfordshire Rural Communities Charity.

8.2.2 What is the evidence base?

What has been identified is the priority work needed to address current deficiencies and provide for future needs regards strategic accessible greenspace across the former Mid Bedfordshire area of Central Bedfordshire for future and current communities.

The work outlined in Table 1 is the priority work required to deliver the Strategic Accessible Greenspace aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan.

8.2.3 What will this work deliver?

This work will deliver geographically equal, adequate access to strategic accessible greenspace across the former Mid Bedfordshire area of Central Bedfordshire. Strategic accessible greenspaces have a wider than local catchment and will typically consist of “country park” style provision. In a context of housing growth, enhancement of existing provision alongside new provision is needed to meet the needs of a growing population.

In order to achieve the above it has been estimated that new / extended provision will be required to meet the needs of the following areas which are currently deficit in access to strategic accessible greenspace:

- Clifton / Stotfold / Arlesey
- East / West / South Biggleswade
- East / West / South Flitwick
- Cranfield

In order to meet this need this work will deliver the provision of 2 new country park sites and the upgrading of one “neighbourhood” level site to strategic level site via enhancements to facilities. Full costings of a 100ha country park have been worked up and set out in appendix A of this annex.

In addition assessment of current levels of usage indicates that work will be required to enhance provision and add capacity at existing strategic Country Parks. The full list of existing strategic level sites is Aspley Woods, Ampthill Park, Maulden Wood, Rowney Warren, The RSPB Lodge and The Marston Vale Millennium Country Park. This work will deliver essential enhancement work to 5 existing Country Parks – to include priority work

already identified and costed by the Forestry Commission at Maulden Wood and Rowney Warren.

8.2.4 Why is there a need to deliver this work in a context of sustainable growth?

Access to a range of different types of greenspace experience will be a core component in the delivery of sustainable growth. Local greenspace on the doorstep needs to be complemented with larger scale destination sites for varied leisure and recreation experiences. These larger sites have the scale needed to provide access to “wilder” spaces, which are not only important for biodiversity but also emerging research shows that there is a strong public demand for.

In the context of housing growth there is a clear need for investment in strategic accessible greenspace to ensure our network of country park sites is fit for purpose. Housing growth will put increased visitor pressure on these sites and additions and enhancements to the country park network will be required in order to cope with future demand.

8.2.5 What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in greenspace management and creation. Detailed costings have been supplied by the Forestry Commission and the Forest of Marston Vale and local countryside Trusts.

Costings have been calculated on a total cost basis over a 20-year period. This total has then been divided by the total number of dwellings (current and proposed) over the 20-year period to determine the cost per household.

8.2.6 What is not included?

These figures do not include provision for local or neighbourhood level accessible greenspace which will be covered under the Recreational Open Space Standard Charge. The Green Infrastructure Standard Charge will provide for essential provision of larger “destination” country parks not covered elsewhere

To avoid double counting, costing for all habitat work within accessible greenspace has been removed from this section as it will be covered under the Biodiversity section.

Table 1 - Strategic Accessible Greenspace Cost item - See Appendix A	Rate	Quantity	Amount
Development of new 100ha Country Park (see model appendix A)	£3.2m	2	£6.4m
Upgrade of neighbourhood level greenspace site to strategic Country Park site	£1.5m	1	£1.5m
Essential work to add capacity to existing Country Park sites			
Maulden Wood	£2m	1	£2m
Rowney Warren	£1m	1	£1m
Work to additional existing Country Park sites	£1m	3	£3m
Acquisition costs to facilitate linear green park (12km x 30m) along route of future Bedford – Milton Keynes Waterway Park			£540,000
Total cost			£14,440,000
Cost per dwelling (£14,440,000 / 66530 dwellings) = £217 per dwelling			

8.3 Strategic Access Routes

8.3.1 Source

These costings have been developed by the Council's Countryside Access team

8.3.2 What is the evidence base?

What has been identified is the priority work needed to enhance existing and create new strategic access routes across the former Mid Bedfordshire area for future and current communities.

The work outlined in Table 2 is the priority work required to deliver the Strategic Access Route aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan.

The work identified has also been informed by the Bedfordshire Outdoor Access Improvement Plan.

8.3.3 Why is there a need to deliver this work in a context of sustainable growth?

Alongside local footpaths, cycle routes and bridleways it has been identified that a strategic green route network is required across the District to connect settlements and link country parks, wildlife reserves, urban greenspaces, heritage sites and waterways.

These green routes act as connectors and are required to link together and

create the Strategic Green Infrastructure Network identified in the Strategic GI Plan and supported within the Local Development Framework.

Green routes will provide leisure links for cycling, walking, running and horse riding. These routes will also offer utility for those wishing to travel to work, school or from A to B in a sustainable way. They will build a connection between current and future communities and will give residents moving into new developments access to a network of river walks, country parks and heritage features.

8.3.4 What will this work deliver?

This work will deliver a network of strategic access connections across the District to enable residents to travel between urban areas and between town and country in a sustainable way.

It will deliver key work necessary to address current connectivity deficiencies in strategic locations and necessary enhancements to major access routes including the Greensand Ridge Walk and Ouse Valley Way. This will include upgrading current provision to multi-user route standard to enable access for all.

8.3.5 What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Rights of Way and Countryside Access field. This includes the Countryside Access Team Leader, Countryside Projects Fundraising Team Leader and Definitive Maps Officer from the Council.

Costings have been calculated on a total cost basis over a 20-year period. This total has then been divided by the total number of dwellings (current and proposed) over the 20-year period to determine the cost per household.

8.3.6 What is not included?

These figures do not include the localised improvements needed to the access network to connect a development site to the network or to mitigate impacts to the local network. This is a separate matter and will need to be negotiated on a case-by-case basis as stated in the Planning Obligations SPD. To avoid double counting, routes which will be funded under the Cycle Network Standard Charge have not been included in the costings under this section.

Table 2 - Delivery of priority multi-user Strategic Access Routes Cost item - See Appendix B	Units	Rate	Quantity	Amount
Enhancement of existing strategic routes	Metres	£50	242,000	£12,100,000
Delivery of new strategic routes	Metres	£100	72,000	£7,200,000
Total cost				£19,300,000
Cost per dwelling (£19,300,000 / 66530 dwellings) = £290 per dwelling				

8.3 Historic Environment

8.4.1 Source

These costings have been developed by the Council's Conservation and Design Team.

8.4.2 What is the evidence base?

What has been identified is the priority work needed to preserve and enhance the heritage of the former Mid Bedfordshire area for future and current communities.

The work outlined in Table 3 is the priority work required -to deliver the Historic Environment aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan.

8.4.3 Why is there a need to deliver this work in a context of sustainable growth?

The historic environment is one of the main themes of green infrastructure. It therefore has the support of Government and national, regional, sub-regional and local policy and spatial planning approaches. As part of green infrastructure it is considered to be important everywhere and particularly in areas affected by growth.

There is strong evidence to suggest heritage is valued very highly by the public and there is strong support for the view that access to historic sites should form a key part of our modern communities.

The results of a nationwide MORI poll on the public's views of heritage were published in 2000. Almost everyone feels that the historic environment plays an important role in the life of the country. Above all people think that the historic environment is vital to educate children and adults about England's past. The findings showed that 51% of the population visited a historic attraction over the course of a year compared with 50% visiting the

cinema and 17% attending a football match. Other key findings of the poll include:

- 98% think the heritage is important to educate children about the past and that all schoolchildren should be given the opportunity to find out about England's heritage;
- 96% think the heritage is important to educate adults about the past;
- 95% think heritage is important for providing places to visit and things to see and do, for encouraging tourists to visit, (93%), and for creating jobs and boosting the economy (88%).

The Bedfordshire Cultural Strategy 2007– 2021 records the high local public support for the heritage and includes it in its themes and actions. 82.6% of residents believe that we should "preserve Bedfordshire's Heritage - its history, buildings and countryside, the local places we value and ensure our rights to access them". 62.6% of people said that they visited historic sites and building or helped preserve or promote them (putting it in the top ten of activities) and the same number wanted to do more of this type of activity. The Cultural Strategy includes the following priority actions under "Supporting Local Identity and Place"

- Give everyone the opportunity easily to learn about people and places – their local history and local environment
- Protect and manage Bedfordshire's heritage and environment – its historic buildings, archaeology, landscapes and wildlife – increasing and promoting access, understanding and enjoyment

Investment in the Historic Environment is particularly important in a context of significant housing growth. Access to high quality historic features and sites will enable new residents and growth communities to connect with the history and identity of the area and thus experience a genuine "sense of place". The historic environment can provide a bridge between (and help integrate) new and existing communities in reinforcing a shared pride in the identity and character of the former Mid Bedfordshire area and its heritage.

Investment in the Historic Environment will also provide attractive and interesting places required for economic prosperity.

8.4.4 What will this work deliver?

Opening up access to and preserving historic sites, buildings and structures is a key part of our culture and environment. Attention will be focused on sites and buildings which contribute to the delivery of multi-functional green infrastructure as identified in GI planning. For example this may include the preservation and interpretation of archaeological sites and Scheduled Ancient Monuments; historic footbridges; historic parks and gardens; dovecotes; and bothies.

8.4.5 What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers

working in the Historic Environment field. This includes the Archaeology and the Conservation Teams.

Costings have been calculated on a per annum basis then extended over a 20-year period. This total has then been divided by the total number of dwellings (current and proposed) over the 20-year period to determine the cost per household

8.4.6 What is not included?

These figures do not include the localised on-site archaeology work required to make acceptable the development of specific housing and commercial developments. This is a separate matter and will need to be negotiated on a case-by-case basis, as detailed in the Planning Obligations SPD.

Care has been taken not to double count. For example the costings make the assumption that three archaeological sites need to be restored and made accessible per year. Only one of these sites would be a purely heritage focused site – the other two would be restored as part of biodiversity sites. Therefore for these two sites all access, interpretation and ground preparation costings have not been included under the Historic Environment section as they are already covered under Biodiversity.

.

Table 3 - Historic Environment Cost item – See Appendix C	Units	Rate	Quantity	Amount
Land and site Purchase				
Purchase of one 10ha heritage site per year	ha	£13,590.50	10	£135,905
Professional fees (heritage site)				£7,500
Purchase of approx 0.2 heritage building / structure per year (purchase of approx 1 heritage building / structure every 5 years)	Building cost	Approx £0.5m	0.20	£100,000
Professional fees/ restoration (heritage building)				£36,000
Site restoration and presentation (archaeological)				
One 10ha heritage site per year	ha		10	
Access and interpretation works	ha	£1,325	10	£13,250
Ground preparation and fencing	ha	£6,600	10	£66,000
Archaeological restoration	Site cost	£5,000	1	£5,000
Heritage work to two 10ha biodiversity sites per year	Ha		20	
Archaeological restoration	Site cost	£5,000	2	£10,000
Essential site design / survey / management planning work				
Essential archaeology/ heritage buildings survey / conservation/management planning work	Site cost	£12,500	4	£50,000
Heritage building/area repairs and enhancements				
Essential enhancement / repair work to two public historic / conservation areas per year	Area cost	£18,750	2	£37,500
Essential enhancement/ repair work to historic buildings in public ownership	Building cost	£15,000	4	£60,000
Offsite Interpretation				
Development of accessible interpretation for all (websites, leaflets, exhibitions etc)				£75,000
Total cost (per annum)				£596,155
Total cost over 20 years				£11,923,100
Cost per dwelling (£11,923,100 / 66530 dwellings) = £179 per dwelling				

8.5 Biodiversity

8.5.1 Source

These costings have been developed by the Bedfordshire and Luton Biodiversity Forum, and are based on the Marston Vale Trust model and guidance from the UK Joint Nature Conservation Committee.

8.5.2 What is the evidence base?

What has been identified is the priority work needed to address current deficiencies in biodiversity and create a functional ecological network across the former Mid Bedfordshire area for future and current communities. The work outlined in Table 4 is the priority work required to deliver the Biodiversity aspirations of the Bedfordshire and Luton Strategic

Green Infrastructure Plan. The work identified has been informed by the Biodiversity Action Plan for Bedfordshire and Luton.

8.5.3 Why is there a need to deliver this work in a context of sustainable growth?

Biodiversity is a core element of Green Infrastructure and will be an important element in sustaining the ecological systems new communities will require.

Biodiversity plays an enormous role in regulation of the atmosphere, of the water cycle and the nutrient cycles of the soil. From the harvesting of fish to the growing of timber, biodiversity provides the source for a wide range of products we consume and use. The productivity and sustainability of the fishing, agricultural and forestry industries rely on biodiversity and healthy ecosystems. It is also important to tourism, recreational and cultural activities.

Planning Policy Statement 9 Biodiversity and Geological Conservation (ODPM 2005) sets out in broad terms the Government's vision for planning. That vision includes the following objective:

"conserve, enhance and restore the diversity of England's Wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support."

That objective evidently goes a great deal further than just avoiding or minimising harm. Further objectives in PPS9 clearly show that in the Government's view Biodiversity as a vital element in the quality of life and health and well being of the population.

The importance of conserving and restoring biodiversity is also reflected in the emerging East of England Plan (RSS14) via policies SS1, SS2, SS8 and ENV1 to ENV6.

The former Mid Bedfordshire area is currently an area with impoverished biodiversity. Across England there are 4000 SSSIs (Sites of Special Scientific Interest) covering 7% of the land area. Currently only 1% of the land area is SSSI. Of those 4000 SSSIs across England around 50% are designated as being of international importance – there are no internationally designated sites . Landscape quality across this area is declining - this relates to and correlates with a decline in biodiversity as many of the drivers for landscape quality such as hedges, meadows and trees also are crucial to provide a rich and diverse mix of habitats and species.

Development pressures have the potential to exacerbate the current deficiency in biodiversity. Landscape scale habitat restoration (i.e. sites and linkages of a significant strategic scale) is required to enable plant and animal communities to achieve long-term ecological sustainability. Small-scale mitigation measures will be useful, but alone will not be sufficient to bring the area's biodiversity up to a reasonable standard.

There is significant evidence that the public place great value in access to

nature and wildlife. Recent public consultation by the Marston Vale Trust of over 2,000 local people canvassed opinion on what kind of activities they wished to see within the proposed Bedford River Valley Park. "A Haven for Wildlife" was the second most popular activity citied with approximately 77% support, significantly ahead of "Sporting Activities" (30% support) and "Children's Activities" (54% support). Respondents also cited "A chance to get close to nature" (62% support) as being very important to them. Projects delivered under this standard charge will provide opportunities for new and existing residents to interact with nature and wildlife and will provide the kind of "wild" informal green spaces that will not be delivered within a traditional open space / park setting.

8.5.4 What will this work deliver?

This work will deliver a network of viable wildlife habitats needed for a healthy natural environment.

This will involve conservation of key sites; the buffering or expansion of those key sites; the creation of new linking areas of habitat; and improvements to the quality and function of the natural systems which underpin the natural environment. Priority work will include delivery of targets for the restoration of existing habitat and the creation of new. Whilst some habitat may be created on or adjacent to development sites the special requirements for many habitats will mean that they can only be created in specific areas that meet their demanding environmental parameters.

Priority biodiversity work will also realise key landscape and heritage aspirations. A strong element of the philosophy behind the conservation and enhancement of biodiversity is making provision for physical and intellectual access. The costings will therefore also contribute towards meeting the needs of residents in respect of access to the countryside and greenspace.

8.5.5 What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Biodiversity field. This includes the Council's Ecologist, the Biodiversity Co-ordinator and Director of the Greensand Trust.

The detailed model used to produce these costings has been based on figures derived from the Forest of Marston Vale model. The summary of the full biodiversity costing spreadsheet is shown below.

Costings have been calculated on a total cost basis over a 20-year period. This total has then been divided by the total number of dwellings (current and proposed) over the 20-year period to determine the cost per household.

8.5.6 What is not included?

These figures do not include the localised on-site habitat mitigation work

required to make acceptable the development of specific housing and commercial developments. This is a separate matter and will need to be negotiated on a case-by-case basis as detailed in the Planning Obligations SPD.

The figures presented have been stripped down to remove habitats such as arable field margins which would be expected to be entirely created through agriculture. Also stripped out are habitat maintenance, monitoring, education, outreach and policy development as well as issues surrounding the 23 species action plans.

To avoid double counting, we have reduced the woodland creation target within the Biodiversity section to take account of the fact that significant levels of delivery will be implemented via the Forest of Marston Vale Standard Charge.

Table 4 - Biodiversity		
Habitat Type – See Appendix D		**Costs included for each**
Acid Grassland		Land purchase and fees Planting/establishment costs Community/interpretation Delivery Contingency 10% Overheads 3%
Creation	£4,758,430.00	
Restoration	£8,169,058.15	
Calcareous Grassland		
Creation	£5,301,966.78	
Restoration	£4,565,839.58	
Heathland		
Creation	£5,577,821.25	
Restoration	£233,712.25	
Lowland Meadow		
Creation	£479,413.80	
Restoration	£1,171,471.00	
Wetland		
Creation	£435,117.80	
Restoration	£1,134,302.48	
Wet Woodland		
Creation	£2,365,874.22	
Restoration	£834,098.20	
Woodland		
Creation	£9,481,265.00	
Restoration	£2,958,249.60	
Hedgerow creation	£2,637,843.75	
Pond creation	£1,159,380.00	
TOTAL	**£51,263,843.86**	
Cost per dwelling (£51,263,843.86 / 66530 dwellings) = £771		

8.6 Landscape

8.6.1 Source

These costings have been developed by the Council's Landscape team.

8.6.2 What is the evidence base?

What has been identified is the priority work needed to improve landscape quality and character across the former Mid Bedfordshire area for future and current communities. The work outlined in Table 5 is the priority work required in Mid Bedfordshire to deliver the Landscape aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan. The work identified has also been informed by the Landscape Character Assessment – including the local workshops held in Ampthill and Biggleswade.

8.6.3 Why is there a need to deliver this work in a context of sustainable growth?

Landscape enhancement is integral to GI provision as it provides new features to benefit the environment and provide public enjoyment. Furthermore the Landscape Character Assessment findings present a stark picture of landscape quality across the District – a picture of a landscape in serious decline.

The presence of dominant landform, such as the well-wooded Greensand Ridge, can mislead opinion about the overall quality of the landscape. In reality, much of the landscape is considered highly sensitive to change. Of most concern is that the overall *condition* of the landscape is extremely poor:-

- all but one character area within the District is considered to be in a "declining or declined state"
- features such as hedgerows, woods and verges are in poor condition, mainly as a result of removal or lack of management.
- The resultant open countryside has a lack of structure allowing urban influences to intrude and detract from the rural experience

The countryside is a great asset, but unless there is more investment, the trend of decline will accelerate when the countryside is placed under the increased pressure resulting from the housing growth. Landscape features take time to grow; comprehensive and sustained action to support countryside management is required now. It is crucial that landscape character is enhanced throughout the District to provide a strong setting able to absorb growth effectively. In addition a recent map produced by the Council for the Protection of Rural England showing levels of tranquillity across Bedfordshire demonstrates clearly the impact on the major roads within the district. There is a striking correlation between the major road routes and areas within the former Mid Bedfordshire area that enjoy very low levels of tranquillity (and the knock-on effects to quality of life). Further

housing growth and therefore increased traffic and congestion is likely to exacerbate this situation. Action is required to buffer these corridors to help dampen further detrimental effect (noise, pollution, visual intrusion etc) on the communities located close to these routes and the landscape enhancement work proposed will deliver these improvements.

8.6.4 What will this work deliver?

This work will deliver identified key actions necessary to address current deficiencies in landscape quality. These deficiencies are pronounced along certain sections of the road and rail corridors – and the costings reflect the work required to improve landscape quality along these particular sections.

Crucially given the context of development and urban expansion it will also deliver key works needed to strengthen landscape character in the rural fringe and the urban edge. These will include landscape screening, hedgerow planting and restoration of traditional features.

Schemes will be multifunctional but with landscape work the emphasis is on:-

- Maintaining the sense of place, using local distinctiveness to guide design
- Strengthening the fabric of the countryside to reinforce local identity and aid integration of development
- Enhancing visual amenity and tranquillity
- Implementing advance planting

8.6.5 What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Landscape field. This includes the Landscape Officer.

Costings have been calculated on a total cost basis over a 20-year period. This total has then been divided by the total number of dwellings (current and proposed) over the 20-year period to determine the cost per household.

8.6.6 What is not included?

These figures do not include the localised on-site landscape mitigation work required to make acceptable the development of specific housing and commercial developments. This is a separate matter and will need to be negotiated on a case-by-case basis as detailed in the Planning Obligations SPD.

Table 5 – Landscape Cost item - See Appendix E	Units	Rate	Quantity	Amount
Strategic Corridor Enhancement				
Rail corridor enhancement –priority sections	Km	£11,500	25	£287,500
Road corridor enhancement – priority sections	Km	£4,600	30	£138,000
Urban Fringe Enhancement				
Landscape enhancement schemes across seven urban areas and the larger villages	Scheme cost	£4,600	80	£3,680,000
Countryside In and Around Towns Enhancement				
Enhancement to strengthen landscape character in the rural fringe	Km	£1150	600	£690,000
Total cost				£ 4,795,500
Cost per dwelling (£4,795,500 / 66530 dwellings) = £72 per dwelling				

8.7 SUMMARY OF CHARGE ELEMENTS TO DERIVE OVERALL CHARGES

Table 6

Theme Area	Total cost	Total per dwelling (Rounded)
Strategic Accessible Greenspace	£14,440,000	£217
Strategic Access Routes	£19,300,000	£290
Historic Environment	£11,923,100	£179
Biodiversity	£51,263,843	£771
Landscape	£4,795,500	£72
Total Green Infrastructure		**£1529**

Derived Charges are:

1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	7 + Bedrooms
£828	**£1210**	**£1656**	**£2039**	**£2294**	**£2485**	**£2803**

APPENDIX A to ANNEX 8

Strategic Accessible Greenspace

Country Park Model - Based on a 100ha site					
	Units	**Rate**	**Qty**	**Amount**	
Land purchase and fees					**100 ha. Site**
Land purchase and fees - Less 50ha included in biodiversity habitat creation model	ha	£13,590.50	**50**	£679,525.00	
Professional fees	1	£25,000.00	1	£25,000.00	
					£704,525.00
Landscape planting costs 5ha.					
Ground preparation - grass sward establishment	ha	£300.00	5	£1,500.00	
Ground preparation - ripping	ha	£125.00	4	£500.00	
pre-planting herbicide	number	£0.10	9000	£900.00	
Trees and shrubs supply plant and protect	quantity	£1.75	9000	£15,750.00	
herbicide applications (2/yr x 5 yrs)	number	£0.10	90000	£9,000.00	
1st year replacements	number	£1.00	900	£900.00	
2nd year replacements	number	£1.00	450	£450.00	
shelter removal	number	£0.40	9000	£3,600.00	
					£32,600.00
Buildings and other infrastructure					
Visitor Centre costings (based on Forestry Commission model)				£1,910,000.00	**£1,910,000.00**
Access					
surfaced routes	linear m	£30.00	2700	£81,000.00	
reinforced grass routes	linear m	£10.00	350	£3,500.00	
Way marking	number	£25.00	20	£500.00	
Signage interpretation	number	£1,000.00	4	£4,000.00	
Access infrastructure	number	£500.00	3	£1,500.00	
Community involvement	number	£500.00	20	£10,000.00	
Publicity and promotion	number	£700.00	10	£7,000.00	
					£107,500.00
Delivery					
design and project management	days	£250.00	100	£25,000.00	
access improvements	days	£250.00	25	£6,250.00	
community	days	£250.00	25	£6,250.00	
signage	days	£250.00	15	£3,750.00	
woodland operations	days	£250.00	253	£63,250.00	
					£104,500.00
Landscape establishment operations	year	£1,279.15	25	£31,978.75	**£31,978.75**
contingency			8.50%	£277,835.09	**£277,835.09**
overhead contribution			3%	£98,008.40	**£98,008.40**
Total cost for new Country Park					**£3,266,947.24**

APPENDIX B to ANNEX 8
Green Infrastructure Access Routes

(Part 1)

(Sources: Bedfordshire & Luton Strategic Green Infrastructure Plan; Bedfordshire's Outdoor Access Improvement Plan 2006-2011; Making Bedfordshire Thrive – Strategic Objectives 2006-2009)	
The Standard charge sought will be in addition to the negotiation of localised improvements to the access network to connect a development site to the network or to mitigate impacts on the local network.	
Methodology for calculating standard charge has been adapted from the Cycle Mapping Project standard charge and uses the cost per metre of enhancing or providing access in the former Mid Bedfordshire area.	
Amount of strategic access proposed by G.I. plan	314km (see Part 2 of this Appendix below)
Cost per metre	£50 - £100
Cost per metre for calculation	£50 for enhancement £100 for delivery of new provision
242,000m x £50	**£12,100,000**
72,000m x £100	**£7,200,000**
Total cost of project	**£19,300,000**
Cost per Dwelling (£19,100,000 ÷ 66,530 dwellings) = £290	
For commercial development £1 per sq. m on developments of 1000+ sq. m case-by-case basis	

(Part 2) – Routes and lengths

Category	Route	Length	Notes
Strategic Bridleways			
	The Skylark Ride	28km	
	Icknield Way Bridleway	5km	
		33km	**Total**
Strategic Footpaths			
	Greensand Ridge Walk	57km	
	Kingfisher Way	31km	
	Ouse Valley Way	3km	
	Icknield Way Path	1km	
	The Marston Vale Timberland Trail	18km	
		110km	**Total (trails)**
	Sandy & Everton Circular Walk	15km	
	Old Warden Circular Walk	12km	
	Silsoe & Shillington Circular Walk	17km	
	Ampthill & Maulden Circular Walk	11km	
	Ampthill & Millbrook Circular Walk	10km	
	Aspley Guise & Woburn Circular Walk	22km	
	Cranfield, Hulcote & Salford Circular Walk	12km	
		99km	**Total (circular walks)**
Proposed Strategic Routes – Undefined			
	Bedford to Milton Keynes Canal Route Corridor	12km	
	Ampthill to Bedford Link	6km	
	Flitwick to Sundon Hills	5km	
	Flit Valley multi user route	10km	
	1km of easy access paths for every 5000 people	13km	OAIP Actions 2006 – 2016
	Ten new orienteering and trail running routes and four off-road cycle routes	6km	OAIP Actions 2006 – 2016 & Community outcome in Making Bedfordshire Thrive
	Improve connectivity on rights of way network for horse riders	10km	OAIP Actions 2006 – 2016 & Community outcome in Making Bedfordshire Thrive
	Reduce severance of rights of way	10km	OAIP Actions 2006 – 2016 & Community outcome in Making Bedfordshire Thrive
		72km	**Total**
	Total Strategic Access Routes	**314km**	

APPENDIX C to ANNEX 8 Historic Environment Delivery Information

1 Purchase / restoration of heritage sites

Costings within the GI Standard Charge are based on the purchase of one 10ha site per year. Furthermore the need to carry out archaeological restoration and presentation to these sites has also been costed. Management will be required followed by access and interpretation. The following list provides an indication of the type of sites it would be desirable to take into public ownership and restore as an accessible resource for the District

- Roman town (7.5ha) - The 7.5ha defines the main core of a Roman small town on the edge of a modern town.
- Medieval Motte and Bailey Castle (11.5ha) – Earthwork remains of medieval motte and bailey castle and associated settlement, fish ponds and garden. Scheduled Ancient Monument (SAM).
- Medieval moated site and associated ridge and furrow field system- (core around moat 10ha, wider area 59ha) – Earthwork remains (SAM)
- Two medieval moated sites and deserted medieval settlement (11ha). The moated sites survive as earthworks & the deserted settlement as buried archaeological deposits (SAM).
- Iron Age hillfort (11.5ha) – Earthwork remains of Iron Age hillfort.
- Large area (125ha) of chalk scarp and downland containing a range of prehistoric and later earthworks; some already in public ownership. Within the bigger area there are smaller parcels of archaeological interest that could be purchased between 11ha and 35ha in size.
- Medieval Abbey (71ha) – Extensive earthwork remains of medieval abbey including the church, cloistral and precinct buildings (SAM).
- Historic Designed Landscape (12ha) – the gardens/pleasure grounds immediately around the ruins of an early post-medieval mansion. There is also a larger area (62ha) covering the wider parkland mainly to the south of the mansion.

2. Purchase / restoration of heritage structures / buildings

Costings within the GI Standard Charge are based on purchase and restoration of one heritage building / structure every 5 years. Buildings / structures which are part of an area or site with high green infrastructure value, which have high access value and which are located in close proximity to housing growth are prioritised. The following list provides an indication of the type of buildings / structures it would be desirable to take into public ownership and restore as an accessible resource for the District. Many of these structures and buildings are currently at risk and require restoration before they deteriorate further.

- World War II structures including pillboxes, guardrooms and Air Raid Warden's posts
- Dovecotes
- Ivel Navigation – locks, wharves, bridges

- Footbridges
- Garden buildings such as Lodges and Summerhouses
- Follies
- Engine sheds and airfield buildings
- Agricultural buildings
- Ruined monuments
- Bothies
- Mills
- Bedford to Bletchley Railway Line – railway buildings e.g. signal boxes, stations, houses

3. Historic / Conservation Area Enhancement / Repair

Targeting will be aligned with growth and could include Aspley Guise / Heath; Woburn; Ampthill; Silsoe; Stotfold (which could be a possible new conservation area) and Biggleswade. Work would be delivered using high quality materials and design throughout to conserve the historic setting of these areas.

APPENDIX D to ANNEX 8

Strategic Biodiversity Priorities

1. Future priority biodiversity work will follow the pattern of recent restoration and creation work

Since the production and endorsement of the Biodiversity action plan in 2001 there has been a strong focus on a number of the scarcer national priority habitats in the former Mid Bedfordshire area. Future action delivered under this standard charge will consist of priority work along the lines of the following examples:

- The wet woodland project has resulted in enhanced management of key sites and identified habitat creation opportunities in the Ivel and Flit valleys.

- Acquisition of land at Upper Alders near Chicksands by a private benefactor has resulted in conservation and expansion of wet woodland and the creation of extensive areas of new woodland, lowland acid grassland and lowland meadow which link together adjacent important but previously disconnected habitat blocks. Further acquisition of land is planned for woodland and acid grassland creation adjacent to this site.
- Elsewhere in the Flit Valley land is targeted for new habitat and expansion and buffering is required regards the exceptional wildlife features of Flitwick Moor.
- At Sandy Heath major land purchase by the RSPB is creating extensive new heathland and lowland acid grassland on an area which was once conifer plantation and arable farmland.

- At Aspley Guise land acquisition to conserve and extend ancient grassland is planned.

- Near Cranfield the Marston Vale Trust have purchased former farmland to create major woodland which will link two ancient woods with lowland meadow and woodland which will be created on a major former landfill.

- At Harlington land acquisition and chalk grassland restoration is planned adjacent to the SSSI and in the AONB

3. All projects delivered under this standard charge will be within the key biodiversity network zones of the Green Infrastructure Plan and it is within those zones that future biodiversity Action Plan targets should be realised. It is important to note that priority biodiversity work will also realise key landscape and heritage aspirations.

APPENDIX E to ANNEX 8

Landscape Enhancement Delivery Information Enhancement

1. Enhancement of Road and Rail Corridors

A campaign to improve the physical appearance and wildlife habitat of transport corridors would:

- benefit the image of the District
- support economic development
- improve the attractiveness of the District as a place to live

1.1 Rail corridor enhancement

Rail travel for nationally significant tourism e.g. to Centre Parcs and Nirah will be increasingly significant – visitors will be influenced by the view! The proposal is to enhance 50% of railway corridors – this will mainly entail landscaping on adjacent land. Three lines are involved – all have trackside environments which are degraded by low quality landscapes e.g. unsightly fencing, unscreened development, untidy and underused space. Enhancement would be in partnership with Network Rail, and would be based on a study of opportunities.

East Coast Main Line	Sandy – St Neots
Midland Main Line	Harlington / Sundon and Marston Vale
Marston Vale Line	Brogborough

1.2 Likely projects include

- Wildlife habitat improvements
- Removal of derelict structures
- Enhancement of fencing
- Landscape planting – especially of native stock where acceptable, to reinforce local distinctiveness.
- Enhancement of views to wider countryside
- Signage of walks to encourage train based recreation
- Signage for rivers, the Forest of Marston Vale, The Chilterns AONB

1.3 Road corridor enhancement

Landscape improvements to road corridors is a rapid means of upgrading the environment which benefits the whole community; for many people the view from the car is their main link to the countryside.

The roadside landscape is crucial in terms of promoting local identity and distinctiveness.

Additional planting will enhance tranquillity: the CPRE tranquillity map of Bedfordshire highlights the intrusive nature of the road network. Landscape mitigation can reduce the noise, visual and light pollution caused by traffic. This would enhance the amenity of GI.

Community benefit: for many people - the view from the car is the main contact with the countryside, providing them with seasonal views, broad panoramas or familiar landmarks. This experience is important to them. Landscaping to enhance the sense of place will enrich the journey; the higher the quality of the environment, the more likely that it will encourage more active visits.

1.4 Landscaping could be within the highway boundary or in partnership with the adjacent landowner. Planting would need to respect landscape character and reinforce local distinctiveness. Improvements could include

- management of roadside hedgerows e.g. laying or coppicing
- reinstatement of roadside hedges
- planting to improving screening
- framing views
- enhancing verge habitats through management or reseeding

The following highways are priorities:-

A1 almost in its entirety; emphasis could be given to the urban edges of Sandy and Biggleswade
M1 in association with the widening proposals – integration into the wider countryside, screening and mitigation for rights of way.
A5 Hockcliffe – Sheep Lane junction
A6 Marston Vale, Silsoe to Barton Le Clay
A507 Flit Valley – Flitwick section by Maulden Rd roundabout and on the wider verges.
Clophill to Flitwick and Shefford to A1
A603 Mogerhanger to A1
A421 Marston Vale – remedial works following dualling.
A600 Haynes, Henlow Camp
A6001 Biggleswade – Langford
A5120 Harlington-Flitwick
A4012 minor treatment – re additional hedgerow trees
B530 Marston Vale

2. Enhancement of the Rural –Urban Fringe

2.1 The quality of landscape in the urban fringe is a major determinant of how well the resource is used for recreation. High quality paths, signs and seating are all important. Landscaping to mitigate urban influence e.g. through screening intrusive features, planting up the urban edge and alleviating noise pollution would all benefit and encourage use of green infrastructure. A suggested number of 80 enhancement schemes would enable achievable implementation of schemes over the 20-year programme. Enhancement would be based on a study of opportunities and would prioritise schemes which would benefit the largest population, for example in:

- Ampthill, Flitwick – screening and links to countryside, especially to east & north of Flitwick
- Sandy, Potton - landscaping to create links to wider countryside especially to north east of Sandy
- Biggleswade and Langford – to develop Ivel Valley Park and to integrate eastern edge
- Arlesey, Stotfold, Shefford, Henlow Camp – major planting to reduce the impact of urban extension into countryside
- Cranfield and the Marston Vale villages –to safeguard local identity within the growth area
- It would also be expected that schemes could also benefit larger villages such as Haynes, Pulloxhill, Meppershall and Shillington and Silsoe.

3 Countryside In and Around Towns Enhancement

3.1 The rural area closest to towns is recognised as being the most under pressure yet offers more people the greatest opportunity to benefit from GI in a sustainable manner. Enhancement of the urban fringe has been recognised as a top priority by the national “guardian” for environmental issues, Natural England, and is captured in their work on “The Countryside In and Around Towns Initiative”. Growth will expand the towns – creating a new zone of urban fringe. This must be actively enhanced and managed to protect it from the typical decline generally experienced. This work will offer opportunities for partnership projects: GI funding can be used to match fund other grant schemes, maximising input. Farmers need support to maintain traditional landscapes and without careful management of these areas the influence of growth could damage the rural setting of the district. Likely projects include:

- hedgerow management and renewal
- tree planting
- woodland management

- pond restoration
- habitat improvement to watercourses
- community involvement

The scope and cost of work needed has been assessed on the basis of 600sq. km. coverage of the countryside “belts” surrounding the urban areas.

Annex 9:

Basis of Forest of Marston Vale Standard Charge (Source: Marston Vale Trust)

Introduction

9.1 The Forest of Marston Vale is one of twelve Community Forests in England. Established by Central Government through the Forestry Commission and the Countryside Agency, the Forest of Marston Vale was created following lobbying by the former Mid Beds District Council, Bedford Borough Council and the former Bedfordshire County Council with the aim of leading the environmental regeneration of the Marston Vale through the creation of woodland. Covering an area of 61 square miles damaged by a hundred years of minerals extraction, brick making and landfill, the creation of the Forest is strongly supported by local planning policy and the Regional Spatial Strategy. The Government set a target of 30% woodland cover for all Community Forests, with a target date of 2031 for the Forest of Marston Vale. To date, the woodland area delivered or committed in the designated Forest area is 8%, leaving a further 22% of the 61 square miles (16,000 hectares) to be delivered by 2031.

Basis of contribution

9.2 Using the consistent approach taken to calculate the Cycle Network Standard Charge and the Green Infrastructure Standard Charge, we would propose the following basis for a District-wide standard charge to deliver the Community Forest. This approach responds to the recognition in RSS14 that the Forest of Marston Vale is of Regional significance (Policy ENV1) and reflects the 30% woodland cover target set by Government and confirmed in RSS14 (Policy ENV5). The approach also recognises the statement in MKSM SRS that the Forest is of "at least sub Regional significance", and the confirmation by the Secretary of State that Section 106 contributions to the Forest outside of the Forest area comply with ODPM Circular 05/2005 (Secretary of State's decision on the Center Parcs planning application and appeal of 2007).

9.3 The community woodland creation cost on which this standard contribution is based, derives from the 25 year cost model that has been validated by the Forestry Commission and endorsed by the ODPM and CLG as the basis of the Growth Area Funding received by the Forest.

9.4 The validated cost model recognises that the creation of community woodland is a 25-year process. Cost components include land purchase, planting costs, infrastructure costs, community involvement and woodland establishment operations. The model takes into account the fact that certain costs are fixed, others are variable and deliver economies of scale that depend on the area of woodland created. It is uneconomical to create community woodland areas of less than 5 hectares and in practice

woodland areas created by the Forest range from 5 to 50 hectares. The standard charge calculation is based on 40% of future woodland created being in 5 hectare parcels, 30% being in 10 hectare parcels, 20% in 25 hectare parcels and the remainder being 50 hectare parcels. This weighting towards smaller areas reflects the scarcity of available land in the Vale and the Marston Vale Trust's experience over the last 5 years in acquiring a total of over 300 hectares in the Vale

9.5 Methodology for Calculating the Standard Charge

- The total cost of creating 22% additional woodland cover across the 16,000 hectares of the Forest of Marston Vale, based on the below mix of parcel sizes, would be **£157million**. (see table "Summary and analysis of Community Woodland delivery costs" and supporting woodland creation costs). This increase in woodland cover would achieve the Government target of 30% woodland cover across the Forest area.
- 50% of the Forest area is in Central Bedfordshire , the other 50% being in Bedford Borough. The Central Beds contribution is therefore 50% of the total cost, being **£78.5 million**.
- The LDF housing targets run to 2021 (fourteen years from now), whereas the Forest target completion date is 2031 (twenty four years from now). The delivery cost for the area of Forest required within Mid Beds between now and 2021 is 14/24th of £78.5 million, being **£45.8 million**.
- Current dwellings plus projected dwellings to be delivered in this area by 2021 are 66,520, indicating a required contribution per dwelling of **£689**.

9.6 Summary & analysis of Community Woodland delivery costs

The appendices to this annex give costed examples for the provision of 5, 10, 25 and 50 hectare woodlands which are the basis of the calculation below.

Community Woodland size (ha)	Cost	Number of units required to achieve 3520ha to fulfil 30% target	Cost of delivering 30% target using only this size unit of Community Woodland	Estimated % of target delivered by each size of Community Woodland unit	Weighted cost £
5	£ 280,432	704	£197,424,461	40%	£ 78,969,784
10	£ 420,676	352	£148,078,072	30%	£ 44,423,422
25	£ 829,750	141	£116,828,747	20%	£ 23,365,749
50	£ 1,479,095	70	£104,128,274	10%	£ 10,412,827
	total cost of delivering agreed 30% target				£157,171,783
Adjusted for 50% of the Forest of Marston Vale being in Mid Beds, gives					78,585,891
Divided by the predicted 66,520 total dwellings in Mid Beds by 2021, gives					1181
Adjusted, pro-rata, in view of 30% target running until 2031, gives per dwelling					**£689**

9.7 Derived Charges for Size of Dwelling by Bedrooms are:

1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	7 +Bedrooms
£373	**£545**	**£746**	**£919**	**£1034**	**£1120**	**£1263**

Hypothetical 5ha community woodland

PARTICULARS:	**Area of woodland - 5.00 ha** **Number of trees per hectare - 2250 per hectare** **Percentage of open space - 20%** **Period of establishment - 25 years**

Assumed land value: £ 5,500.00 acre

Cost item	*Units*	*Rate*	*Quantity*	*Amount*
Professional fees				£ 7,500.00
Land purchase	ha	£ 13,590.50	5.00	£ 67,952.50
Land purchase & fees				***£ 75,452.50***
Ground preparation (grass sward establishment)	ha	£ 300.00	5.00	£ 1,500.00
Ground preparation (ripping)	ha	£ 125.00	4.00	£ 500.00
Pre-planting herbicide treatment	no.	£ 0.10	9000	£ 900.00
Supply, plant & protect trees/shrubs	no.	£ 1.75	9000	£ 15,750.00
Herbicide applications (2 treatments per year for 5 yrs)	no.	£ 0.10	90000	£ 9,000.00
1st year 'beat-up' costs (10% planting failure)	no.	£ 1.00	900	£ 900.00
2nd year 'beat-up' costs (5% planting failure)	no.	£ 1.00	450	£ 450.00
Shelter removal	no.	£ 0.40	9000	£ 3,600.00
Woodland planting costs				***£ 31,100.00***
Access improvements (surfaced routes)	linear m	£ 30.00	351	£ 10,531.88
Access improvements (reinforced grass routes)	linear m	£ 10.00	351	£ 3,510.63
Waymarking	no.	£ 25.00	4	£ 87.77
Signage, interpretation & features	no.	£ 1,000.00	3	£ 3,236.07
Access infrastructure	no.	£ 500.00	3	£ 1,702.13
Community involvement events	no.	£ 500.00	6	£ 3,118.03
Publicity & promotion	no.	£ 700.00	3	£ 2,182.62
Access & community elements				***£ 24,369.12***
Delivery (design & project management)	days	£ 250.00	29	£ 7,368.03
Delivery (access improvements)	days	£ 250.00	13	£ 3,255.31
Delivery (community consultation, events & publicity)	days	£ 250.00	25	£ 6,236.07
Delivery (signage, interpretation & features)	days	£ 250.00	15	£ 3,778.11
Delivery (woodland operations management)	days	£ 250.00	256	£ 63,975.42
Delivery costs				***£ 84,612.95***
Woodland establishment operations	year	£ 1,279.15	25	£ 31,978.64
Establishment costs				***£ 31,978.64***
Sub-total				**£ 247,513.22**
Contingency			10.0%	£ 24,751.32
Overhead contribution			3.0%	£ 8,167.94
Grand total				**£ 280,432.47**
Total cost per tree				**£ 31.16**

Hypothetical 10ha community woodland

PARTICULARS:	**Area of woodland - 10.00 ha** **Number of trees per hectare - 2250 per hectare** **Percentage of open space - 20%** **Period of establishment - 25 years**

Assumed land value: £ 5,500.00 acre

Cost item	*Units*	*Rate*	*Quantity*	*Amount*
Professional fees				£ 7,500.00
Land purchase	ha	£ 13,590.50	10.00	£ 135,905.00
Land purchase & fees				***£ 143,405.00***
Ground preparation (grass sward establishment)	ha	£ 300.00	10.00	£ 3,000.00
Ground preparation (ripping)	ha	£ 125.00	8.00	£ 1,000.00
Pre-planting herbicide treatment	no.	£ 0.10	18000	£ 1,800.00
Supply, plant & protect trees/shrubs	no.	£ 1.75	18000	£ 31,500.00
Herbicide applications (2 treatments per year for 5 yrs)	no.	£ 0.10	180000	£ 18,000.00
1st year 'beat-up' costs (10% planting failure)	no.	£ 1.00	1800	£ 1,800.00
2nd year 'beat-up' costs (5% planting failure)	no.	£ 1.00	900	£ 900.00
Shelter removal	no.	£ 0.40	18000	£ 7,200.00
Woodland planting costs				***£ 62,200.00***
Access improvements (surfaced routes)	linear m	£ 30.00	496	£ 14,894.33
Access improvements (reinforced grass routes)	linear m	£ 10.00	496	£ 4,964.78
Waymarking	no.	£ 25.00	5	£ 124.12
Signage, interpretation & features	no.	£ 1,000.00	4	£ 4,162.28
Access infrastructure	no.	£ 500.00	4	£ 1,992.96
Community involvement events	no.	£ 500.00	7	£ 3,581.14
Publicity & promotion	no.	£ 700.00	4	£ 2,506.80
Access & community elements				***£ 32,226.39***
Delivery (design & project management)	days	£ 250.00	31	£ 7,831.14
Delivery (access improvements)	days	£ 250.00	16	£ 3,982.39
Delivery (community consultation, events & publicity)	days	£ 250.00	29	£ 7,162.28
Delivery (signage, interpretation & features)	days	£ 250.00	18	£ 4,618.19
Delivery (woodland operations management)	days	£ 250.00	279	£ 69,764.24
Delivery costs				***£ 93,358.23***
Woodland establishment operations	year	£ 1,949.57	25	£ 48,739.34
Establishment costs				***£ 48,739.34***
Sub-total				**£ 379,928.96**
Contingency			7.5%	£ 28,494.67
Overhead contribution			3.0%	£ 12,252.71
Grand total				**£ 420,676.34**
Total cost per tree				**£ 23.37**

APPENDIX 3 to ANNEX 9

Hypothetical 25ha community woodland

PARTICULARS:	**Area of woodland - 25.00 ha** **Number of trees per hectare - 2250 per hectare** **Percentage of open space - 20%** **Period of establishment - 25 years**

Assumed land value: £ 5,500.00 acre

Cost item	*Units*	*Rate*	*Quantity*	*Amount*
Professional fees				£ 7,500.00
Land purchase	ha	£ 13,590.50	25.00	£ 339,762.50
Land purchase & fees				***£ 347,262.50***
Ground preparation (grass sward establishment)	ha	£ 300.00	25.00	£ 7,500.00
Ground preparation (ripping)	ha	£ 125.00	20.00	£ 2,500.00
Pre-planting herbicide treatment	no.	£ 0.10	45000	£ 4,500.00
Supply, plant & protect trees/shrubs	no.	£ 1.75	45000	£ 78,750.00
Herbicide applications (2 treatments per year for 5 yrs)	no.	£ 0.10	450000	£ 45,000.00
1st year 'beat-up' costs (10% planting failure)	no.	£ 1.00	4500	£ 4,500.00
2nd year 'beat-up' costs (5% planting failure)	no.	£ 1.00	2250	£ 2,250.00
Shelter removal	no.	£ 0.40	45000	£ 18,000.00
Woodland planting costs				***£ 155,500.00***
Access improvements (surfaced routes)	linear m	£ 30.00	785	£ 23,550.00
Access improvements (reinforced grass routes)	linear m	£ 10.00	785	£ 7,850.00
Waymarking	no.	£ 25.00	8	£ 196.25
Signage, interpretation & features	no.	£ 1,000.00	6	£ 6,000.00
Access infrastructure	no.	£ 500.00	5	£ 2,570.00
Community involvement events	no.	£ 500.00	9	£ 4,500.00
Publicity & promotion	no.	£ 700.00	5	£ 3,150.00
Access & community elements				***£ 47,816.25***
Delivery (design & project management)	days	£ 250.00	35	£ 8,750.00
Delivery (access improvements)	days	£ 250.00	22	£ 5,425.00
Delivery (community consultation, events & publicity)	days	£ 250.00	36	£ 9,000.00
Delivery (signage, interpretation & features)	days	£ 250.00	25	£ 6,285.00
Delivery (woodland operations management)	days	£ 250.00	325	£ 81,250.00
Delivery costs				***£ 110,710.00***
Woodland establishment operations	year	£ 3,523.60	25	£ 88,090.00
Establishment costs				***£ 88,090.00***
Sub-total				**£ 749,378.75**
Contingency			7.5%	£ 56,203.41
Overhead contribution			3.0%	£ 24,167.46
Grand total				**£ 829,749.62**
Total cost per tree				**£ 18.44**

APPENDIX 4 to ANNEX 9

Hypothetical 50ha community woodland

PARTICULARS:	**Area of woodland - 50.00 ha** **Number of trees per hectare - 2250 per hectare** **Percentage of open space - 20%** **Period of establishment - 25 years**

Assumed land value: £ 5,500.00 acre

Cost item	*Units*	*Rate*	*Quantity*	*Amount*
Professional fees				£ 7,500.00
Land purchase	ha	£ 13,590.50	50.00	£ 679,525.00
Land purchase & fees				***£ 687,025.00***
Ground preparation (grass sward establishment)	ha	£ 300.00	50.00	£ 15,000.00
Ground preparation (ripping)	ha	£ 125.00	40.00	£ 5,000.00
Pre-planting herbicide treatment	no.	£ 0.10	90000	£ 9,000.00
Supply, plant & protect trees/shrubs	no.	£ 1.75	90000	£ 157,500.00
Herbicide applications (2 treatments per year for 5 yrs)	no.	£ 0.10	900000	£ 90,000.00
1st year 'beat-up' costs (10% planting failure)	no.	£ 1.00	9000	£ 9,000.00
2nd year 'beat-up' costs (5% planting failure)	no.	£ 1.00	4500	£ 4,500.00
Shelter removal	no.	£ 0.40	90000	£ 36,000.00
Woodland planting costs				***£311,000.00***
Access improvements (surfaced routes)	linear m	£ 30.00	1110	£ 33,304.73
Access improvements (reinforced grass routes)	linear m	£ 10.00	1110	£ 11,101.58
Waymarking	no.	£ 25.00	11	£ 277.54
Signage, interpretation & features	no.	£ 1,000.00	8	£ 8,071.07
Access infrastructure	no.	£ 500.00	6	£ 3,220.32
Community involvement events	no.	£ 500.00	11	£ 5,535.53
Publicity & promotion	no.	£ 700.00	6	£ 3,874.87
Access & community elements				***£ 65,385.64***
Delivery (design & project management)	days	£ 250.00	39	£ 9,785.53
Delivery (access improvements)	days	£ 250.00	28	£ 7,050.79
Delivery (community consultation, events & publicity)	days	£ 250.00	44	£ 11,071.07
Delivery (signage, interpretation & features)	days	£ 250.00	33	£ 8,163.46
Delivery (woodland operations management)	days	£ 250.00	377	£ 94,194.17
Delivery costs				***£ 130,265.02***
Woodland establishment operations	year	£ 5,686.07	25	£ 142,151.67
Establishment costs				***£ 142,151.67***
Sub-total				**£1,335,827.32**
Contingency			7.5%	£ 100,187.05
Overhead contribution			3.0%	£ 43,080.43
Grand total				**£1,479,094.80**
Total cost per tree				**£ 16.43**

Annex 10:

Basis of Standard Charge towards provision of new/replacement/upgraded Village and Community Halls

(Source: North Hertfordshire District Council Property Services Team)

10.1 The Annex explains the methodology for calculating contributions sought by the Council for Village and Community Halls. Details of contributions sought are contained in Section 11 of the Planning Obligations Strategy.

10.2 The Infrastructure Audit for the former Mid Bedfordshire area provides details of the settlements where new and improved community and village halls are needed. These settlements are also listed in below and in Section 11 of the Planning Obligations Strategy but there may be further halls which also require substantive improvements which are not on this list. Large new developments are likely to require on-site provision and this will be negotiated on a case-by-case basis.

10.3 The Council has considered several different methods of calculating a standard charge for village/community halls. It was agreed that the calculation employed by North Hertfordshire District Council (NHDC) would be the most suitable to apply to in this area.

Methodology for Calculating Standard Charge

10.4 The contributions required per person are based on the capital cost of providing a community centre at £1,879 per square metre.

Standard Provision = $100m^2$ per 100 population

Provision per person = $0.1m^2$

Cost per person = $0.1m^2$ x £1,879 = **£188 per person**

10.5 In summary the costs can be expressed as follows:

Element	Cost per person	Cost per unit (assumes 2.4 persons per unit)
Village/Community Hall (at a cost of £1,879 per m^2)	£188	£451

Derived Charges are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£244	**£357**	**£489**	**£601**	**£677**	**£733**	**£827**

10.6 Parishes where improvements currently required and where charges will apply are:

Ampthill, Biggleswade, Campton, Cranfield, Dunton, Flitton & Greenfield, Flitwick, Gravenhurst, Henlow, Houghton Conquest, Marston, Maulden, Meppershall, Mogerhanger, Old Warden, Potton, Pulloxhill, Ridgmont, Sandy, Shefford, Steppingley and Wrestlingworth.

Annex 11:
Basis of Standard Charge towards provision of new Library Facilities (Source: Bedfordshire County Council Developer Contributions Strategy adopted March 2007)

11.1 The Annex explains the methodology for calculating contributions sought by the Council for the provision of new library equipment and facilities. Areas of need are shown by Parish in Appendix 1 to this Annex.

Methodology for calculating Standard Charge for library equipment/bookstock.

11.2 A standard charge will be sought in areas where new development would result in a need to improve and add to existing library equipment/bookstock and facilities.

11.3

Cost per item	=	£12
Number of items required per person	=	2
Cost per person	=	£24

Assuming 2.4 people per dwelling, the Standard Charge per dwelling is **£58**

In summary the costs can be expressed as follows:

Element	Cost per person	Cost per unit (assumes 2.4 persons per unit)
Library equipment/bookstock	£24	£58

Derived Charges are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£31	**£46**	**£63**	**£77**	**£87**	**£94**	**£106**

Methodology for calculating Standard Charge for new library facilities

11.4 A Standard Charge for the construction of new facilities will only be sought where there is the need locally for an extension to an existing library or the construction of a new library building.

Estimates prepared for The Wixams and Land West of Bedford, indicate a

cost at current prices of £2,480 per square metre.

Approximately 23 square metres are required for every 1,000 population.

Cost of provision for 1,000 people= 23 x £2,480 = £57,040

Cost per person = **£57.04**

Element	Cost per person	Cost per unit (assumes 2.4 persons per unit)
Library Construction at £2,480 per m^2	£57.04	£137

Standard Charge for all new residential development in defined Parishes where new or upgraded libraries are required is: £137
Derived Charges are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£74	**£108**	**£148**	**£183**	**£206**	**£223**	**£251**

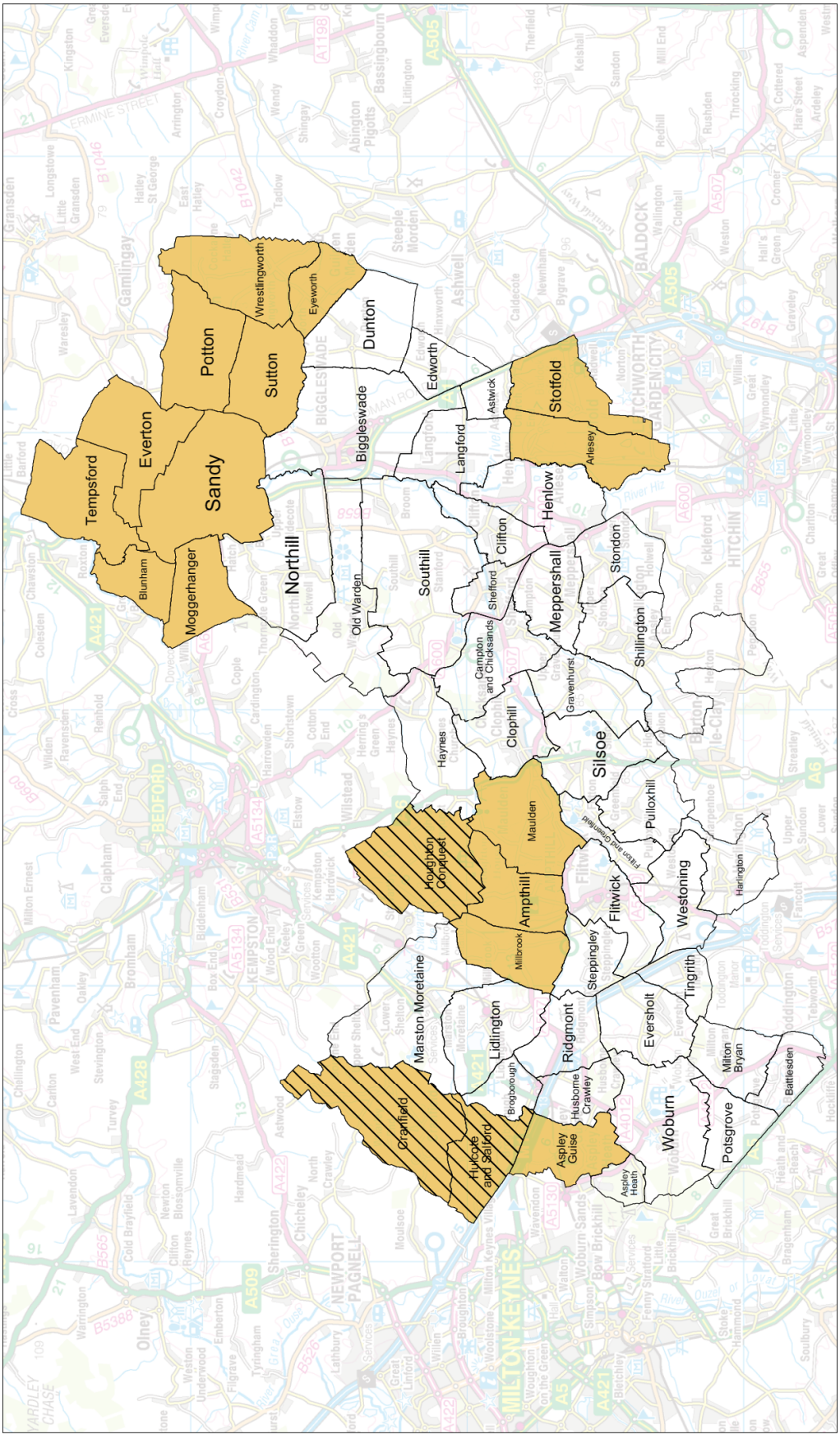
Charges where Both Library facilities and equipment/bookstock are applicable

Standard Charge (including equipment/bookstock) for all new residential development in defined Parishes where new or upgraded libraries are required is: £195.
Derived Charges are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£105	**£154**	**£211**	**£260**	**£293**	**£317**	**£357**

Commercial development to be negotiated on a case-by-case basis by the Council.

APPENDIX 1 to ANNEX 11 Parishes where Library Equipment/Facilities is needed



Annex 12:

Basis of Standard Charge towards provision of new Cemeteries/Burial Grounds

(Source: Council Forward Planning Team)

12.1 The Annex explains the methodology for calculating contributions sought by Mid Beds District Council for Cemeteries/Burial Grounds. Details of contributions sought are contained in Section 11.7.19 of the Planning Obligations Strategy.

12.2 The Infrastructure Audit has found that there is widespread concern that many of the district's existing burial grounds are becoming full. In some instance no land appeared to be available into which to extend.

12.3 A number of town and parish councils are concerned that while there may be sufficient spaces to meet the historical rate of demand, the increasing population will inevitably place a higher demand on current provision, resulting in a faster decline in spaces. Parishes who have explored the options for burial ground extensions report that land is difficult to acquire in a convenient location due to the hope value it carries.

Methodology for Calculating Standard Charge

12.4 The demand for burial spaces can be determined by using the anticipated death rate of 7.6 people per 1,000 population per annum (Source: Beds CC based on ONS data 7.4 per 1000 in 2006 projected for 2021 as 7.6 per 1000).

Cost of 100 space (0.2 ha) burial ground	=	£130,000
Cost per burial space	=	£1,300
Deaths per 1,000 homes per annum (assuming an average household size of 2.4 persons)	=	18
Percentage of people being buried/ashes interred	=	30%

Number of burial spaces required for every 1,000 homes

18 x 30% = 5.4 burial spaces

Cost per 1,000 homes

£1,300 x 5.4 = £7,020

Therefore cost per dwelling

$$= \frac{£7,020}{1,000} = \textbf{£7.00} \text{ (rounded)}$$

In summary the costs can be expressed as follows:

Element	Cost per unit (assumes 2.4 persons per unit)	Cost per person
Burial Space	£7	£2.92

Derived Charges are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£4	**£6**	**£8**	**£9**	**£11**	**£11**	**£13**

Large residential developments negotiated on a case-by-case basis

Annex 13:

Basis of Standard Charge for provision of new household 'Welcome Packs'

(Source: Council Forward Planning Team)

Methodology for Calculating Standard Charge

13.1 Each pack will include approximately 30 information leaflets and a folder to put them in.

25 leaflets at an average cost of 50p per leaflet	=	£15.00
Cost of pack to put them in and letter	=	£ 1.00
Postage	=	£ 1.00
Staff Costs	=	£ 2.00
Total Cost	=	**£19.00 per dwelling**

On the basis that one pack per household is required the standard charge will be applied to all new dwellings irrespective of the number of bedrooms.

Annex 14:

Basis of Standard Charge towards provision of new Household Waste Collection and Recycling Facilities (Source: Council Waste Management Team)

14.1 The Annex explains the methodology for calculating contributions sought by the Council for the capital costs of equipping all new residential properties with kerbside and domestic waste/recycling containers as appropriate. The standard charge will be applied to all new dwellings irrespective of the number of bedrooms.

Methodology for Calculating Standard Charge

14.2 The standard charge can be calculated by using the cost per item.

Standard Properties

Item	Number	Cost
Black bin	1	£17.00
Green lid bin	1	£17.00
Reusable garden waste sacks	2	£1.20
Food waste containers	2	£5.00
Leaflets	N/A	£1.50
Sub Total		£41.70
Delivery (10% of cost)		£4.17
Total cost		**£45.87**

Communal Properties

Communal properties require:

- 1 x 1100 litre residual waste bin for every 10 units £250
- 1 x 1100 litre recyclable waste bin for every 15 units £300

Item	Number	Cost
Cost of bins per dwelling	N/A	£45.00
Food waste containers	2	£5.00
Leaflets per unit	N/A	£1.50
Sub Total		£51.50
Delivery (10% of cost)		£5.15
Total Cost		**£56.65**

In summary the costs can be expressed as follows:

Element	Cost per standard property	Cost per communal property
Household waste collection & recycling facilities	£46	£57

Residential developments of 50 dwellings or more may be required to

14.3 contribute towards the provision of new **Recycling 'Bring' Sites** where they are needed, presently in Ampthill, Pulloxhill, Stondon and Tingrith. Residential developments of **750** dwellings or more will be required to provide a new bring site as part of development.

The cost of providing one of these sites is outlined below.

Container cost (usually 2 bins per site @ £300 each) =	£ 600
Site construction (hard surface, fencing, signage) =	£ 700
Total =	**£1,300**

The need for contributions towards bring sites in the defined Parishes and new bring sites for all large developments will be negotiated on a case-by-case basis.

Annex 15:

Basis of Standard Charge for the Capital Costs of Additional Policing in Mid Bedfordshire: (Source: Bedfordshire Police Authority)

15.1 Introduction

15.1.1 Bedfordshire Police Authority has a statutory duty to secure the maintenance of an efficient and effective Police Force for its area under the direction and control of its Chief Constable. The Government's Sustainable Development and Sustainable Communities Strategies (2005) also identify policing and issues of community safety as important factors in the creation of safe environments and sustainable, inclusive communities. This is supported in the Regional Spatial Strategy: - East of England Plan (Objective iv, Policies SS1 and SS2, and paragraph 3.11 refer).

15.1.2 The creation of new homes, premises and other places attract people as residents, workers, and shoppers or for leisure purposes. These create both victims and perpetrators of crime and in turn impact on policing services and the ability to create safe, inclusive and sustainable communities. The demands on police resources manifest themselves in a variety of forms dependent on the scale and nature of the proposed development, including:

- The need to acquire land and the capital costs of Police buildings and associated facilities for the provision of new Police Bases;
- Extend existing Police Stations;
- Replace temporary with permanent accommodation;
- Provision of new vehicles and other resources to police new developments
- Extension of existing communication infrastructure
- Crime reduction measures in line with 'Secured by Design' principles

15.1.3 Contributions will therefore be sought towards the cost of providing additional non-specialist accommodation (including that to support Neighbourhood Policing) to accommodate the policing needs generated by development. In addition a payment will be made on a case-by-case basis for the need for possible contributions towards other infrastructure such as custody facilities, police cars and the need to upgrade other Police facilities. Contributions may be in-kind and/or financial and may be on-site or off-site depending on the scale of the development and the circumstances of the case.

15.2 Criteria for Seeking Police Contributions

15.2.1 Residential development

A clear link can be established between the quantum of households and the expenditure of police resources based upon existing trends. A formula which calculates the implications of the development of a number of dwellings in terms of the demand created for the associated capital requirements has been developed and is set out below. This approach will not be applicable to all developments, for example where existing police capacity / space exists to accommodate the implication of the new development (taking into account other planned developments in the area), but will be used as a basis for negotiations.

15.2.2 Where needs exist in defined Towns and Parishes standard charges will apply from one dwelling upwards. In the case of large developments of 500 dwellings or more, which might involve, for example, a new Police base, negotiations will be on a case-by-case basis.

15.2.3 Non Residential Development

For non-residential development a formula-based approach is difficult to define, as there is no empirical data on which to base a contribution. For example, there are no specific police costs across the area directly associated with, say, leisure floor space. This element of cost needs to be assessed on a case-by-case basis. The types of uses likely to involve obligations are those that involve a concentration of people outside of work such as:

- Class D2 (Assembly and Leisure)
- Classes A3/A4/A5 (e.g. restaurants/takeaways, Public Houses)
- Nightclubs

15.2.4 New commercial developments will be considered on a case-by-case basis having regard to the nature of the proposal, the number of people likely to be attracted to it and the incorporation of crime prevention/community s afety measures into the development. Indicative thresholds are: applications providing 1000 sq. m gross floor space or 1 ha of land and above.

15.2.5 Mixed use developments will require assessment on a case-by-case basis.

15.2.6 Methodology for Calculating the Standard Charge

Calculation of Residential Development Contributions to Policing Infrastructure Requirements (non-specialist accommodation)		
Item		Data
1	Households in Bedfordshire @ 2006	235700
2	Number of Police Officers and Staff *	2171
3	Households per officer/staff (Item 1 divided by Item 2)	108.57
4	Households generated by proposed development	1000
5	Policing need - (Officer/staff members generated by proposal) (Item 4 divided by item 3)	9.21
6	Impact multiplier - standard space requirement per member** ^	12.50
	Total new space generated by Policing need (Item 5 x Item 6)	115.14
7	Current cost of non-specialist accommodation*** ^	£1800
8	Cost of accommodation requirements per 1000 households (Items 5 x 6 x 7)	£207,244
9	Cost of accommodation requirements per households (Item 8÷1000)	**£207.24**
	* Police Authority Policing Plan 2007/08 (Page 23)	
	** Space standard of 12.5 sq m per officer/staff as applied in Hertfordshire (from Herts Police Authority Public Access and Visibility Strategy, 2002)	
	*** Cost per square metre of non-specialist accommodation derived from recent Police Station development in Hertfordshire.	
	^ Hertfordshire multipliers have been used in the absence of up-to-date data for Bedfordshire. Following the definition of multipliers for Bedfordshire the calculation will be revised. If the standard charge is amended it will be adopted at an appropriate Review point.	

Standard Charge for new residential development in areas of need is: £207
Derived Charges are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£112	**£164**	**£224**	**£276**	**£311**	**£336**	**£380**

Large residential of 500 dwellings or more - to be negotiated on a case-by-case basis

Commercial development 1000 sq m or I hectare or more - to be negotiated on a case-by-case basis

Annex 16:

Basis of Standard Charge towards the provision of Public Art (Source: Council Forward Planning Team)

16.1 This Annex explains the methodology for calculating contributions sought by the Council for the provision of a piece of art on a development site or for contributions to commission a piece of art off-site in the locality. The determination of whether public art should be provided on or off-site will be determined on a case-by-case basis.

Methodology for calculating Standard Charges for Public Art

Residential development

16.2 The contribution per dwelling for public art was agreed in December 2004 as £200. When the DTI Quarterly Building Price Cost Indices (March 2007) are applied, the current cost for public art is **£221** per dwelling. The need for new public art **on large developments of 100 or more dwellings** will be assessed on a case-by-case basis using the following derived charges per dwelling.

Derived Charges are:

1 Bedroom	2 Beds	3 Beds	4 Beds	5 beds	6 beds	7+ beds
£120	**£175**	**£239**	**£295**	**£332**	**£359**	**£405**

Commercial development

16.3 New commercial/retail development of **1000 sq. metres or more** will be expected to contribute at a rate of **£1 per sq. metre**.

Annex 17:

Standard Costs of CCTV provision (Source: Council Community Services Team)

17.1 Contributions towards the cost of installing and operating CCTV cameras will be determined on a case-by-case basis. An indication of costs as at January 2008 is provided in the tables below.

Installation

Description	Cost
Camera purchase and installation	£7,500 per camera
Alterations to Control Room Equipment	Dependent on capacity of Control Room
Fibre optic communication links	Dependent on scheme

Annual Operating & Maintenance Costs

Description	Cost per camera per year
Fibre optic communication link rental	Subject to provider quotes
Control centre monitoring costs	£3,500 p.a.
Camera maintenance and servicing	£800 p.a.