

**APPENDIX 1: CONTRIBUTION REQUIREMENTS IN DRAFT 2015 ECC GUIDANCE
(BY SERVICE AREA)**

Note: This table is a basic summary only. The draft guidance document contains a lot more detailed information and specifications. All financial contributions are usually index-linked from a base date (such as the date of the agreement) to the date of payment.

Service area	Contribution (or factor)	Compared to 2010. General comments (in italics)
EDUCATION		
Cost of each extra early years and childcare, primary and secondary school place	Between £11k - £17k	Similar. <i>Costs are updated each financial year. Contributions are only sought where a deficit of places in the local area is forecast.</i>
“Child yield” from new housing development and employment sites	EY&C = 0.09/house Primary = 0.3 Secondary = 0.2 4 places/100 employees for EY&C.	Same factors. <i>Yields are used to calculate how many new school places a development would generate. Yields are halved for flats + are not applied to 1-bedroom houses or flats.</i>
Threshold for asking for contributions for extra school places	25 or more net additional dwellings	Threshold increased from 10. <i>The threshold is proposed to be increased because of the new pooling limit on infrastructure contributions that comes in in April.</i>
Thresholds for new schools	Primary = 420 places is ideal for 2 forms of entry (minimum 210 places for 1 form of entry). Secondary = 600 places as a minimum for 4 forms of entry.	Same thresholds. <i>Primary threshold equates to a minimum of 700 new houses. Secondary threshold is a minimum of 3,000 houses.</i>
School transport (where required due to location)	Funding sought for a minimum of 7 years.	Increased from a minimum of 5 years.
YOUTH		
Bespoke youth centre	1,200 houses	Similar. <i>Need for contributions considered on a case by case basis. Games areas, skate parks and youth shelters are described as “low cost, big wins”. Can reduce costs by building a smaller number of larger centres or using multi-use hubs.</i>
SOCIAL CARE AND PUBLIC HEALTH		
Specialist housing need	Partnership with developers to deliver accommodation for specific vulnerable groups (could include land or capital).	Under the heading “Adult Social Care”, set out formulae for contributions towards extra care housing for the elderly and additional housing units for learning disability & physical and sensory impairment clients. <i>Objective is to provide a range of</i>

		<i>supported living options which reduce reliance on more costly residential care schemes.</i>
HIGHWAYS AND TRANSPORTATION		
Highway works	<p>Developers required to complete or procure any necessary works to mitigate impacts.</p> <p>Where more than one development (but not more than five) generates the need for specific highway works, enter into S106 agreements to secure financial contributions.</p> <p>Full transport assessments required for housing developments of 50 dwellings or more, or commercial development that generates equivalent traffic flows or higher.</p>	Similar.
Maintenance of highway assets	Payment of commuted sums to cover lifetime maintenance costs and replacement costs.	Similar.
SUSTAINABLE TRAVEL PLANNING		
Workplace travel plans	<p>Required for all commercial developments taking staff numbers to 50 or more.</p> <p>£3,000 monitoring fee charged.</p>	<p>Similar.</p> <p><i>ECC now proposes to index-link the monitoring fee.</i></p>
Residential travel planning	<p>Residential Travel Information Statement or brochure required for developments up to 249 dwellings, including some free rail or bus tickets.</p> <p>Travel plan required for 250+ dwellings.</p>	Residential travel pack required for each dwelling.
School travel plans	Consideration of access, especially walking and cycling routes.	Similar.
PASSENGER TRANSPORT		
Bus services	<p>Improvements to existing bus infrastructure may be required for small developments.</p> <p>For larger developments, diversions of existing bus services or new services may be required.</p>	<p>Similar.</p> <p><i>Developers will be required to negotiate directly with bus companies and deliver an appropriate package of services. Bus services should be provided at the time of first occupation, with in most cases developers being expected to subsidise services until they become commercially viable. However, there may be time, occupation or cash limits to this contribution.</i></p>
PUBLIC RIGHTS OF WAY		
Public rights of way improvements	May seek works or a financial contribution to ensure PROWs are suitable for additional use by new residents.	No information.
WASTE MANAGEMENT		
Waste	Contributions may be sought to	Similar.

management capacity improvements	increase the capacity of recycling centres for household waste and /or waste transfer stations. May include building new facilities in the locality of the waste source.	
PUBLIC ART		
Public art contributions	Large developments may be asked to contribute towards public art where a local planning authority has produced a long-term policy and strategy (as part of its Local Plan) identifying where, when, how and why public art will be delivered as part of specific development sites.	The requirement for an local policy / strategy is new. <i>ECC will encourage the integration of public art within development schemes, such as:</i> <ul style="list-style-type: none"> - 3D artworks, such as sculpture - artwork integrated into architecture or the public realm - smaller scale, high impact projects including street furniture - new media, performances or audio works as part of temporary installations or events.
PROTECTING BIODIVERSITY		
Offsetting biodiversity loss	Calculating the value of lost habitats in "biodiversity units", which have to be replaced. Offsetting can either be on site by the developer, or off site via a provider of offsets.	No information. <i>ECC has taken the lead in a new approach to offsetting the impact of development on biodiversity.</i>
LIBRARIES		
Library provision	Contributions will be sought where there is expected to be significant population growth away from an existing library provision.	Similar. <i>A new stand-alone library needs a community of at least 7,000 people. Contributions may need to be pooled.</i>
SUSTAINABLE DRAINAGE SYSTEMS		
Adoption and maintenance	Will offer adoption subject to appropriate commuted sums to cover maintenance and a single replacement.	No information.
HERITAGE ASSETS		
Protection and management of heritage assets	Proposals for positive management and enhancement required where development would directly affect heritage assets or their setting.	No information.