

Appendix 13 – Planning Obligations Formulas

The Council is intending to develop a comprehensive developer's guide to development contributions. It will set out the range of contributions towards infrastructure that the Council may seek from developers and landowners in order to mitigate the impact of development and make proposals acceptable in planning terms. This will provide clarity and certainty to developers and communities over the approach to planning contributions and the costs of infrastructure.

Central to the guide will be a set of formulas used to calculate development contributions across different infrastructure sectors. National Planning Policy Guidance sets out that it is not appropriate for plan-makers to set out new formulaic approaches to planning obligations in supplementary planning documents or supporting evidence base documents, as these would not be subject to examination.

This appendix to the Local Plan will be further developed and form part of the Local Plan.

A Education and Development

Education services use specific child yield figures in Bradford which vary depending on the size and type of homes but typically the calculation are based upon 2 additional primary school aged children, and 1.5 additional secondary school aged children per year group for every 100 dwellings (as set out in Table 1). This has been calculated from an average yield from previous developments. This figure is reviewed periodically. The average rates used by Bradford Council for child yield are comparable to those used by neighbouring authorities.

Dwellings with fewer than 2 bedrooms; student accommodation and accommodation specifically for the elderly are not included in the calculations.

Table 1: Typology – Homes and Average Child Yield

Type of Home	Number of Bedrooms	Average additional primary children per school year group	Average additional secondary children per school year group
Flats/Apartments	2 – 4	1	0.75
Flats/Apartments	5 or more	2	1.5
Houses	2 – 4	2	1.5
Houses	5 or more	2.5	2

For larger housing development of >250 new homes, as this is likely to bring in significant numbers of families new to the District, the above figures are doubled as set out in Table 2 below.

Table 2: Typology – Homes and Average Child Yield (>250 dwellings)

Type of Home	Number of Bedrooms	Average additional primary children per school year group	Average additional secondary children per school year group
Flats/Apartments	2 – 4	1	1.5
Flats/Apartments	5 or more	3	3
Houses	2 – 4	4	3
Houses	5 or more	5	4

Average Cost Multipliers and School Places

The most recent guidance from the Department for Education* recommends the use of national average cost multipliers which are published annually in the DfE school place scorecards**. It is also advised that this cost is adjusted to reflect the costs in the region, known as the location factor – for Bradford this is a factor of 0.91.

National average cost per additional mainstream place (2019)

Primary £17,268

Secondary £23,775

Bradford District final cost multipliers are therefore:

Primary £15,714

Secondary £21,635

Overall Formula Calculation

Contributions requested for education infrastructure is therefore calculated as follows:

Primary:

Houses

$0.02 \text{ (yield per year group)} \times \text{x} \text{ (year groups)} \times \text{x} \text{ (number of dwellings)} \times \text{£15,714 (cost per place)} = \text{£}$

Apartments:

$0.01 \text{ (yield per year group)} \times \text{x} \text{ (year groups)} \times \text{x} \text{ (number of dwellings)} \times \text{£15,714 (cost per place)} = \text{£}$

Secondary:

Houses

$0.015 \text{ (yield per year group)} \times \text{x} \text{ (year groups)} \times \text{x} \text{ (number of dwellings)} \times \text{£21,635 (cost per place)} = \text{£x}$

Apartments:

0.0075 (yield per year group) \times x (year groups) \times x (number of dwellings) \times $\pounds 21,635$ (cost per place) = \pounds

B Sport and Leisure Services

Sport and Leisure Services contributions are set out through are sliding scale which are set out below in Box 1 and 2 (data dates from 2017/18).

Box 1 - Section 106 Agreement – Off site contribution

10 units 14,414	>	15 units 16,333	150 units 163,571	>	159 units 170,120
16 units 17,199	>	20 units 19,130	160 units 172,870	>	169 units 175,656
21 units 19,802	>	29 units 21,916	170 units 176,999	>	179 units 179,785
30 units 22,774	>	39 units 24,701	180 units 181,758	>	189 units 184,545
40 units 24,985	>	49 units 27,234	190 units 186,604	>	199 units 189,390
50 units 108,111	>	59 units 117,939	200 units 195,267		
60 units 117,984	>	69 units 120,769	210 units 190,877		
70 units 124,667	>	79 units 127,455	220 units 199,124		
80 units 130,276	>	89 units 132,956	230 units 202,981		
90 units 135,853	>	99 units 138,639	240 units 206,839		
100 units 141,513	>	109 units 144,299	250 units 210,696		
110 units 147,045	>	119 units 149,832			(Contribution Scale increase Apr 2017 with retail price index)
120 units 152,606	>	129 units 155,393			
130 units 158,087	>	139 units 160,874			
140 units 163,386	>	149 units 166,172			

Box 2 - Contribution Scale for Single Bedroom Dwellings

Up to 30 – no contributions

Up to 39 - £6,853

Up to 49 - £8,229

Up to 59 - £9,605

Up to 69 - £10,981

Up to 79 - £12,358

Up to 89 - £13,734

Up to 99 - £15,110

Up to 109 – £16,486

Up to 119 - £17,861

Up to 129 - £18,805

Up to 139 - £19,238

Up to 149 - £21,990

Up to 159 - £23,366

NOTE

Student accommodation to be regarded as single bedroom dwellings