

HORLEY MASTER PLAN
INFRASTRUCTURE CONTRIBUTIONS PER DWELLING

	<u>NE Neighbourhood (710)</u>	<u>Small urban sites east of A23</u>
	<u>Payment per dwelling</u>	<u>Payment per dwelling</u>
TRANSPORTATION		
Community Travel Plan	£202	£202
"Fastway" Quality Bus Route Works	£1,853	£1,217
Bus Services and Other Costs	£4,299	£1,055
Cycling and Pedestrian Facilities	£669	£669
Highway Works	£6,971	£227
Town Centre Public Realm Works	£446	£446
	£14,440	£3,816
EDUCATION		
Nursery Provision	TBA	TBA
Primary	£5,211	£5,211
Secondary	£2,623	£2,623
Post 16	£134	£134
	£7,968	£7,968
COMMUNITY SERVICES		
Library and Youth Centre	£407	£407
Community Hall	TBA	N/A
Local Shops and Services	TBA	N/A
Horley Day Centre	£108	£108
Recycling Facilities	TBA	TBA
CCTV	£122	N/A
	£637	£515
RECREATION AND LEISURE		
Children's Play Space	£2,463	£0
Town Park/Other Provision	£1,226	£1,226
Leisure Centre	£1,305	£1,305
Allotments	£32	£32
Riverside Green Chain	£1,362	£1,362
	£6,388	£3,925
TOTAL	£29,433	£16,224

NOTES

Contributions annotated TBA have not been finalised at the date of this document. Any necessary updating of these costs will be included in an Addendum and in the website version.

The major differences between the Sector contributions relate to Highway Works and non-core Bus Routes.

There are a few items which are required town-wide but are not justified by the additional dwellings alone, such as a Leisure Centre. Only a proportion of the costs attributable to the 2,600 additional dwellings would therefore be sought. The proportion is 29%, being equivalent to the addition to Horley's dwelling stock at 2001 (8809) of the 2,600 dwellings.

Some items are to be provided by the developer as a development cost. Some items are to be provided by the developer partly as a development cost and partly through contributions. It is recognised that there may be issues specific to the two Sectors and the scale of those developments when particular solutions to some contributions may need to be negotiated.

The provision of children's' play space and maintenance will be calculated on a site-by-site basis e.g. a LAP @ £12,000 with a commuted maintenance payment of £6,000 per year.

The contribution per dwelling includes an allowance of 7% for non-collection to ensure that sufficient contributions will be forthcoming to meet all the obligations. If all the 2,600 additional dwellings fully contribute credits may become payable.

The estimated cost of each obligation will be updated using an appropriate index until the date of payment, such as ATCO, BCIS, DTL, PUBSEC, RPI, and LM01.

Reigate & Banstead Borough Council encourages the provision of affordable housing. The infrastructure charges will not apply to:

1. Affordable housing being developed on sites already owned by a Registered Social Landlord (RSL); or
2. Affordable housing where the whole site will be developed for affordable housing; or
3. Sites being developed by an RSL with a mixture of affordable and market housing; and where the sale of the market housing will be used to subsidise the development of affordable housing on the same site. Provided in all cases that the proposed affordable housing meets local housing need in terms of access to it, tenure split, dwelling sizes, and affordability.

Where a site meets one of the above criteria a planning agreement will be required to ensure that the site is developed wholly or partially for affordable housing and that any capital receipts from the sale of market housing, if the development is to be exempt, is reinvested to provide affordable housing in the Borough.

Affordable housing, or sites, not meeting one of the above criteria will be subject to the normal charges.

HORLEY MASTER PLAN
INFRASTRUCTURE CONTRIBUTIONS PER DWELLING

	<u>NW Neighbourhood (1570)</u>	<u>Small urban sites west of A23</u>
	<u>Payment per dwelling</u>	<u>Payment per dwelling</u>
PUBLIC TRANSPORT		
Community Travel Plan	£202	£202
"Fastway" Quality Bus Route Works	£1,627	£1,217
Bus Services and Other Costs	£3,249	£1,055
Cycling and Pedestrian Facilities	£669	£669
Highway Works	£3,870	£227
Town Centre Public Realm Works	£446	£446
	£10,063	£3,816
EDUCATION		
Nursery Provision	TBA	TBA
Primary	£5,211	£5,211
Secondary	£2,623	£2,623
Post 16	£134	£134
	£7,968	£7,968
COMMUNITY SERVICES		
Library and Youth Centre	£407	£407
Community Hall	TBA	N/A
Local Shops and Services	TBA	N/A
Horley Day Centre	£108	£108
Recycling Facilities	TBA	TBA
CCTV	£57	N/A
Doctors Surgery	TBA	N/A
	£572	£515
RECREATION AND LEISURE		
Children's Play Space	£1,729	
Town Park/Other Provision	£1,226	£1,226
Leisure Centre	£1,305	£1,305
Allotments	£32	£32
Riverside Green Chain	£1,362	£1,362
	£5,654	£3,925
TOTAL	£24,257	£16,224

NOTES

Contributions annotated TBA and those relating to the NW Sector have not been finalised at the date of this document. Any necessary updating of these costs will be included in an Addendum and in the website version.

The major differences between the Sector contributions relate to Highway Works and non-core Bus Routes.

There are a few items which are required town-wide but are not justified by the additional dwellings alone, such as a Leisure Centre. Only a proportion of the costs attributable to the 2,600 additional dwellings would therefore be sought. The proportion is 29%, being equivalent to the addition to Horley's dwelling stock at 2001 (8809) of the 2,600 dwellings.

Some items are to be provided by the developer as a development cost. Some items are to be provided by the developer partly as a development cost and partly through contributions. It is recognised that there may be issues specific to the two Sectors and the scale of those developments when particular solutions to some contributions may need to be negotiated.

The provision of children's' play space and maintenance will be calculated on a site-by-site basis e.g. a LAP @ £12,000 with a commuted maintenance payment of £6,000 per year.

The contribution per dwelling includes an allowance of 7% for non-collection to ensure that sufficient contributions will be forthcoming to meet all the obligations. If all the 2,600 additional dwellings fully contribute credits may become payable.

The estimated cost of each obligation will be updated using an appropriate index until the date of payment, such as ATCO, BCIS, DTL, PUBSEC, RPI, and LM01.

Reigate & Banstead Borough Council encourages the provision of affordable housing. The infrastructure charges will not apply to:

1. Affordable housing being developed on sites already owned by a Registered Social Landlord (RSL); or
 2. Affordable housing where the whole site will be developed for affordable housing; or
 3. Sites being developed by an RSL with a mixture of affordable and market housing; and where the sale of the market housing will be used to subsidise the development of affordable housing on the same site.
- Provided in all cases that the proposed affordable housing meets local housing need in terms of access to it, tenure split, dwelling sizes, and affordability.

Where a site meets one of the above criteria a planning agreement will be required to ensure that the site is developed wholly or partially for affordable housing and that any capital receipts from the sale of market housing, if the development is to be exempt, is reinvested to provide affordable housing in the Borough.

Affordable housing, or sites, not meeting one of the above criteria will be subject to the normal charges.