

Planning Obligations Statement



The Planning Obligations Calculator is a tool to give developers a summary of financial contributions relating to the impact of the proposed development. Some obligations will require an individual scheme assessment to determine the mitigation measures for a development impact.

Others are determined by standard formulae and these are automatically calculated on this spreadsheet, after all relevant information is entered.

This Planning Obligations Statement must be printed out and submitted with the application. Note that further site-specific measures may be necessary in order for the development to proceed.

This toolkit is provided without prejudice to any decision the Council may take in the future. The results are not binding on the Council or any of its committees.

<u>Supplementary Planning Document Ref</u>	<u>Sq Metres</u>	<u>£</u>	
Annex A	Affordable Housing	2650	0
Annex B	Education Contributions		129085.44
Annex C1	Health Contributions		36800.00
Annex C2	Contributions to Library Facilities		40639.20
Annex C3	Contribution to Sport & Leisure Facilities		131714.55
Annex C6	Community Facs Revenue Contribution		20915.38
Annex D1	Open Space Contribution		174893.70
Annex D1	Play Space Contribution		14516.00
Annex D3	Public Art Contribution		4000.00
Annex D5	Public Realm revenue Contribution		19340.97
Annex F4	Air Quality Contribution		2300.00
Annex G2	Training Contribution		377790.00
Annex G1	Construction Training Contribution		10000.00
Other?			
Other?			
	Monitoring Fee*		24049.88
	Legal fees	Currently £220 per hour from 1 April 2015	
Total		Total	986045.12 *excl legal

* £500 fixed for non-financial obligations, or up to £15,000, and 2.5% of total, over £15,000

For RBKC Use only:

1. Copy forwarded to Legal
2. Insert relevant Development Management Team: NORTH / SOUTH

Planning Obligations Statement



Section 1 Site Details	
Site Address Line 1	Kensington Forum Hotel
Site Address Line 2	97 Cromwell Road
Site Post Code	SW7 4DN
Names and addresses of all those with an interest in the land to be bound by the planning obligations.	See Development Inputs
	See Development Inputs
Proposed Development	Hotel and residential development
Solicitor Contact Details (if known)	Roy Pinnock, Dentons

I/We confirm that all of those with an interest in the land to be bound by the planning obligations confirm that they will enter into the S106 agreement or undertaking:

Signature: GVA

Date: 15/06/2018

Once you have completed the Development Inputs screen, save and print the form and submit it with your planning application ensuring that you have signed and dated the form.

Should you need further assistance, please contact the Royal Borough of Kensington & Chelsea.

Planning Obligations Statement - Summary of Inputs

SUMMARY OF DEVELOPMENT INPUTS

(i) Floorspace (GEA)	6100.00
Housing Type	
Market Units (Owner Occupied)	
1 bed units	11
2 bed units	11
3 bed units	4
4+ bed units	0
Affordable Housing	
Intermediate	
1 bed units	4
2 bed units	4
3 bed units	1
4+ bed units	0
Social Rented Housing	
1 bed units	2
2 bed units	3
3 bed units	6
4+ bed units	0
Total Residential Development	46
Total Commercial Floorspace Gained:	1089
Total Commercial Floorspace Lost:	906
Total Employees:	1814
Gross Development Costs	4000000

**Planning Obligations Supplementary Planning Document
Calculator and Planning Obligations Statement : Guidance Notes**

1 Introduction Page

The calculator is updated periodically, and so you will need to ensure you are using the most up-to-date calculator, which will always be made available on the Council's website.

2. Development Inputs

Development Inputs : Section 1 Site Details

Enter the basic development information (address, post code, names and addresses of those with an interest in land, a brief description of the development and solicitor contact details) in section 1 of the calculator. The solicitor contact details is required to obtain an undertaking to meet the Council's legal costs, and so inserting as much information (name, address, email, telephone number) will speed up the whole process.

Development Inputs : Section 2: Residential Floorspace (GEA) and unit composition

Where the development involves a net residential gain in units, the details of the scheme must be entered, as far as is known. This requires: The Gross external Area of the development in square metres, and the mix of units by tenure and size (bedroom numbers). If these details are not known, for example if the development is in outline stage, then you may provide the best estimates, and revise the details through the process.

The GEA is required in order to determine the development costs and the liability for provision of affordable housing. The definition for GE measurements is provided by the Royal Institution of Chartered Surveyors (RICS)

Development Inputs : Section 3: Other Development (Commercial)

Where a development is determined to be a major development, the commercial element will also need to be provided. To complete the relevant section (section 3) you will need to provide details on the gain or loss of commercial floorspace, as best aligned to the category of use. This section provides an estimate of the intensity of use by number of jobs provided, using estimates of floorspace to employee density ratios from the Homes & Community Agency.

Development Inputs : Section 4: Development Costs

Finally, certain planning obligations relate to development costs (e.g. public art or construction training). This information needs to be provided at section 4, as realistic as possible. The calculator will provide an estimate of development costs for both residential and commercial components of the scheme, and combine these where both are provided. This total can be input into the blue box. If accurate development costs are known, and vary from the estimates, you may use these.

3 Planning Obligations Statement

The Planning Obligations Statement, together with the summary information, is required to be submitted with a planning application. The statement advises on the formulae based approach contributions, and their relevant heads of terms.

Note that there may be other necessary obligations that are related to the development, and these will be identified through the planning application process. The total is therefore, subject to some alteration through the process, and you should note that it excludes the Council's legal fees which cannot be calculated in advance. For this reason, a solicitor's undertaking to cover reasonable fees is required, and hence the need for the information on the development input screen, and are re-provided within the Planning Obligations Statement (see below).

The document must be signed and dated and submitted for planning application validation purposes – see the Council's Local List Validation requirements. Hard copies of the SPD can be obtained by contacting the Planning Policy team on 020 7361 2732 or by email planningpolicy@rbkc.gov.uk

Should you need to discuss any of these points further, please contact Jon Medlin, the Council's Development Contributions Officer on 020 7361 2732.