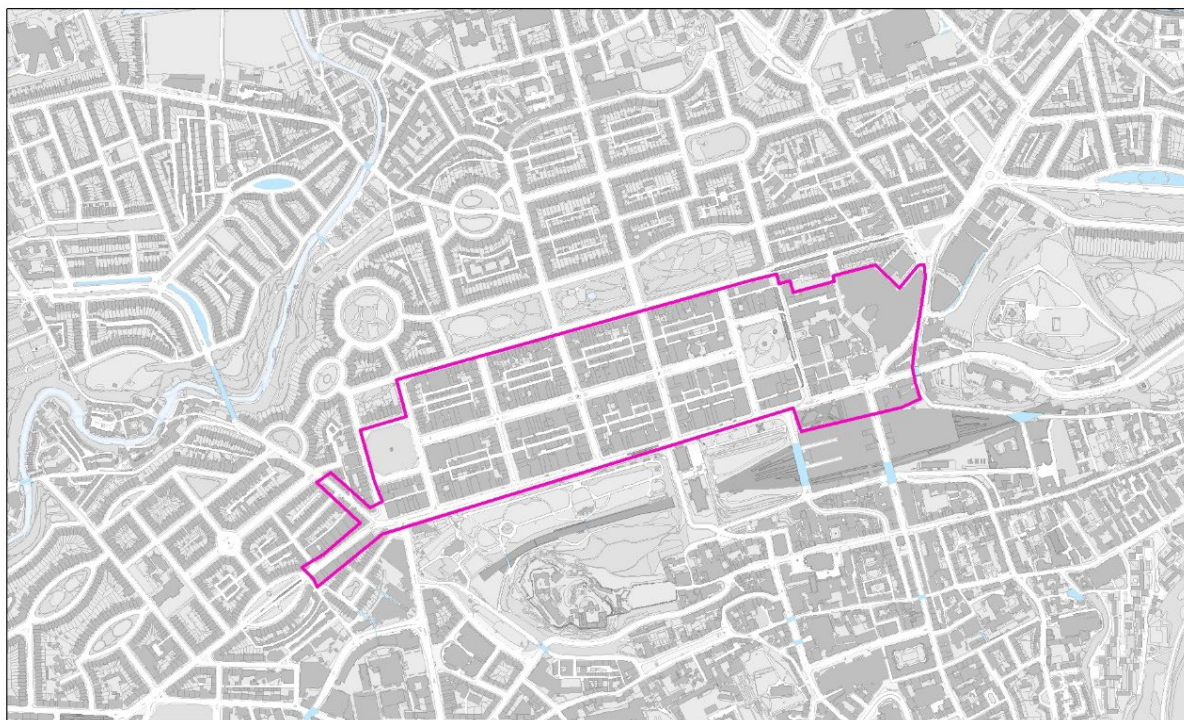


City Plan 2030: Supplementary Guidance on Developer Contributions and Infrastructure Delivery Draft for Consultation June 2024

A contribution zone is proposed so that proposals that result in new commercial floorspace in the City Centre can contribute a proportion of the total estimated cost of delivering a significantly enhanced public realm in City Centre.

City Centre Public Realm Contribution Zone	
Proposals in scope	Proposals for commercial development within the zone that increase the commercial floorspace either by development, reconfiguration or changes of use.
Type of intervention	Series of public realm interventions within the city centre.
What is the intervention achieving and why is it necessary to make proposals acceptable in planning terms?	Public realm enhancements being delivered by City Centre Transformation and other projects like the Princes Street and Waverley Valley Strategy (see City Plan paragraph 3.12) deliver the objectives of Place 1 City Centre. Proposals that increase the footfall in the city centre and will benefit from improved public realm in their immediate vicinity, should contribute accordingly and in line with City Plan policy Inf 3 criterion d).
Origin of the intervention	Various: City Centre Transformation, Our Future Streets, Princes Street and the Waverley Valley Strategy.
Contribution Zone details	The contribution zone boundary is a composite of City Plan’s retail policy (city centre retail core) but expanded to include the full length of George Street, north to Queen Street so that all the side streets are included, as well as the streets around Charlotte Square and St Andrew’s Square.

Public Realm - Composite City Centre boundary



Legend
 Composite city centre zone

The costs and other content regarding delivery funding are based on the latest information available and indicates the likely costs to fund the delivery of infrastructure. These costs may be amended in the future if new information is available through updates in the published Action Programme and subsequent Delivery Programmes, as stated in paragraph 3.196 of City Plan 2030.

The table below shows each project’s estimated costs based on the current design stage they are at. For indexation purposes, the costs are from April 2023. The combined cost of the proposed public realm schemes across the city centre is calculated as follows:

Public realm projects	Estimated costs
George Street & the First New Town	£36m
Charlotte Square	£5.26m
St Andrews Square	£3m
Rose Street (approx. £1m per block)	£3m
Princes Street	£30m
Total combined cost of projects	£78.26m

Commercial floorspace (sq.m) in Composite City Centre Zone by use (retail and office)

Total floorspace in retail use (2015) within the city centre	287,874.69
Total floorspace in office use (2010) within city centre	267,014.06
Total floorspace in commercial uses within the city centre	554,888.75

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Cost per sq metre:

£78.26m / 554,888.75 = £141.04

This is based on the total estimated cost of public realm projects being funded all by development and not making any assumptions at this stage what the funding streams will be (capital budget, external bids etc).

Note on hotel uses (bedrooms) - Worked Examples applying this rate

Note that hotel rooms will apply a similar equivalent rate as applied by contributions towards tram. For example, five bedrooms is equivalent (has the same contribution scale factor) as 250 sqm of office or retail. So, 250 sqm of retail or office applying the public realm contribution of £141.04 per sqm is £35,260 so 1 bedroom could be expressed as £35,260/5 = £7,052 per bed.

To compare these with the tram guideline:

Use	Potential public realm contribution	Existing tram guidance contribution
Office or retail 250 sqm	£35,260	£17,000
Office or retail £/sqm	£141.04	
5 bedrooms hotel or 5-19 residential units	£35,260	£17,000
One unit / bed rate	£7,052	

Examples using principle of tram contributions where existing use (public realm contribution per sq m is calculated for existing uses) is then deducted from the proposed uses (public realm contribution rate calculated on the proposed uses):

Proposal	Proposed use	Existing use	Total potential public realm contribution (proposed use – existing use)
Former BHS at 64 Princes Street 16/05292/FUL*	CI 1 4535; CI 3 1641 = 6176 sqm x £141.04 = £871,063.04 137 hotel beds (£7,052 x 137) = £966,124 = £2,015,055.84	Gross retail: 12739.58 sqm x £141.04 = £1,796,790.36	£2,015,055.84 - £1,796,790.36 = £218,265.48

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*s.75 for this application: tram contribution £183,193 and public realm contribution of £290,000 and in addition public realm works delivered directly by developers.			
104 -106, 107 & 108 Princes Street Proposed Hotel 23/01417/FUL	Proposed retail 935 sqm x £141.04 = £131,872.40 Proposed 347 bedrooms in hotel: £7,052 x 347 = £2,447,044 Total proposed uses: £2,578,916.40	Existing retail use 8516 sqm x £141.04 = £1,201,096.64 Existing office use 2093 sqm x £141.04 = £295,196.72 Total existing uses: £1,496,293.36	£2,578,916.40 - £1,496,293.36 = £1,082,623.04
72-77 Princes Street and 1-5 Hanover Street 23/06881/FUL	Proposed 35 bed service apartments = 35 x £7,052 = £246,820	Existing residential use (17) scale factor 1 for hotel use = 5 beds = 5 x £7,052 = £35,260	£246,820 - £35,260 = £211,560
111 Princes Street, 112 Princes Street And 144-150 Rose Street (Debenhams) 20/05444/FUL	Proposed uses (706 + 706 + 1003 + 896 + 210 + 458 = 3,979 sqm) x £141.04 = £561,198.16	Existing use gross retail floorspace 8000sqm x £141.04 = £1,128,320	£561,198.16 - £1,128,320 = -£567,121.84 (ie no contribution).