

## Supplementary Planning Guidance

### **Planning Guidance Note - Planning Obligations for the Provision of Community Infrastructure**



Edition 7: December 2011  
(Revised Costs June 2011)



## SUPPLEMENTARY PLANNING GUIDANCE

# ***PLANNING GUIDANCE NOTE - PLANNING OBLIGATIONS FOR THE PROVISION OF COMMUNITY INFRASTRUCTURE***

EDITION 7: December 2011

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EDITION 7: DECEMBER 2011

## PUBLICATION HISTORY

<b>Edition No</b>	<b>Date</b>	<b>Purpose</b>	<b>Amendments</b>
<b>1 / 2</b>	June 1998	Internal working draft/Consultation draft	
<b>3</b>	April 1999	Approved document following consultation	<ul style="list-style-type: none"><li>o Additional costs included at Sturminster Newton for educational purposes</li><li>o Text revised for Section 5 'Development in the Villages and Rural Areas.'</li></ul>
<b>4</b>	April 2000	Annual Update (Not formally published)	<ul style="list-style-type: none"><li>o No changes to costs</li><li>o Iwerne Minster, Courtney and Steepleton transferred from Blandford Catchment Area to Shaftesbury Catchment Area. Hanford transferred from Blandford to Sturminster Newton</li></ul>
<b>5</b>	November 2001	Revision following receipt of Local Plan Inspector's Report and to accompany proposed Modifications to Local Plan	<ul style="list-style-type: none"><li>o Title changed from 'Supplementary Planning Guidance' (SPG) to 'Planning Guidance Note' (PGN)</li><li>o Education costs increased</li><li>o Specific contributions requirement deleted for Bourton and Stalbridge. However, these two settlements will still be subject to a standard 'Rural Area' contributions requirement</li><li>o Neighbourhood Hall contributions revised</li></ul>
<b>6.1</b>	June 2003	Revision following adoption of Planning Guidance Note, April 2002 and adoption of Local Plan 31 <sup>st</sup> January 2003	<ul style="list-style-type: none"><li>o Changes to Local Plan Policy numbers following modifications and adoption of the Local Plan</li></ul>
<b>6.2</b>	April 2007	Revise Costs	<ul style="list-style-type: none"><li>o Revised costs in line with RPI</li></ul>
<b>6.3</b>	April 2008	Revise Costs	<ul style="list-style-type: none"><li>o Revised costs in line with RPI</li></ul>
<b>7</b>	December 2011	Clarify the function of this version of the document Revise costs Revision following end date of Local Plan 31 March 2011	<ul style="list-style-type: none"><li>o The term SPG has been added to the title of the document</li><li>o Revised costs in line with RPI</li><li>o Amended text and projects to reflect current transitional position</li></ul>

## **NORTH DORSET DISTRICT COUNCIL**

### **SUPPLEMENTARY PLANNING GUIDANCE**

# ***PLANNING GUIDANCE NOTE – PLANNING OBLIGATIONS FOR THE PROVISION OF COMMUNITY INFRASTRUCTURE***

**EDITION 7: DECEMBER 2011**

## **INTRODUCTION**

1. Following the inclusion of contribution policies in the North Dorset District Wide Local Plan, this Guidance Note was initially drawn up to explain how the policies will be implemented. This Guidance Note provided the basis for seeking negotiations with intending developers. Originally titled '*Supplementary Planning Guidance*', consultation on the Note took place in the summer of 1998. As a result of this, the Local Planning Authority approved an amended version on 15<sup>th</sup> December 1998 and a subsequent amendment on 30<sup>th</sup> March 1999.
2. Following advice from the Government Office for the South-West, this document was re-titled '*Planning Guidance Note*' to avoid confusion with the term '*Supplementary Planning Guidance*' which was at the time more usually applied to site-specific development briefs, and also to avoid any inconsistencies with national policy guidance at the time.<sup>1</sup> National policy guidance has been updated since then<sup>2</sup> and the term Supplementary Planning Guidance has been re-introduced to help highlight the transitional nature of this version of the document between the extant Local Plan and the emerging Core Strategy and to make clear that this document has not been adopted through the Supplementary Planning Document process.
3. Following the Public Inquiry into objections to the Local Plan in the summer of 1999 and the publication of the Inspector's Report in August 2000, a review of all Community Infrastructure Obligation Policies took place.
4. Generally the Inspector recommended that these Obligation Policies should be more closely related to site-specific proposals to help explain the need for contributions being necessary to allow development to go ahead. Also, following discussions with the Government Office for the South-West, it was decided to remove Local Plan Policies which related to the need for overall District-Wide or Settlement-Wide contributions. This reinforced the basic assumption of Government Policy, that individual planning applications should be decided on their own merits, in accordance with Development Plan Policies, unless other material considerations override. Development obligations should therefore only be sought through negotiation and should not be required and enforced through 'blanket' policies.

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<sup>1</sup> In particular, Planning Policy Guidance 12 - Development Plans, Office of the Deputy Prime Minister, December 1999.

<sup>2</sup> Current national policy on supplementary guidance is set out in paragraphs 6.3 and 6.4 of Planning Policy Statement 12 – Local Spatial Planning, Department of Communities and Local Government, June 2008

5. Revised Community Infrastructure Obligation Policies were incorporated into proposed Modifications to the Local Plan.
6. The *Planning Guidance Note* was revised for general consultation and was published alongside the deposit of proposed Modifications of the Local Plan. It was approved by the Council in April 2002.
7. The approved document was published in June 2003, including the changes to the Local Plan Policies as adopted in January 2003.
8. Project costs were updated in line with the Retail Price Index (RPI) in April 2007 and April 2008.
9. On 7<sup>th</sup> February 2011 the Council resolved to adopt an interim position in relation to developer contributions. This reflected a variety of changes of circumstances existing at the time including:
  - the expiry of the housing provision figures in the Local Plan which ran to 31<sup>st</sup> March 2011;
  - the move from use of the PGN as a basis for collecting funds to CIL; and
  - a recognition of the need to help stimulate development at a time of significant economic downturn.
10. Part of the Interim Position that was adopted required a review and update of the PGN to reflect the emerging revised policy position.
11. This version of the PGN is the outcome of that review and seeks to reflect the current transition between the extant Local Plan and policy guidance and the new emerging policy position. It contains a number of key changes:
  - projects costs have been revised to reflect increases in the RPI;
  - some additional projects have been identified to which contributions may be applied;
  - additional clarification has been provided as to the distribution of funds so far collected; and
  - text has been adjusted to reflect the current planning position.

# 1. PLANNING BACKGROUND

## National Policy

- 1.1. Department of the Environment Circular 05/2005<sup>3</sup> (which replaced Circular 01/1997) gives guidance<sup>4</sup> on the concept of 'planning obligations'. These may be negotiated to provide for on-and off-site community facilities and infrastructure requirements related to the development or in the case of small developments to provide a contribution to nearby provision. Circular 05/2005 states that the Local Plan should make it clear where planning obligations are likely to be sought. The saved policies in the Local Plan which are relevant are listed in the following section.
- 1.2. Circular 05/2005 states that planning obligations are to be sought only when they are;
- (i) *relevant to planning*
  - (ii) *necessary to make the proposed development acceptable in planning terms*
  - (iii) *directly related to the proposed development*
  - (iv) *fairly and reasonably related in scale and kind to the proposed development*
  - (v) *reasonable in all other respects.*
- 1.3 A 'planning obligation' is made under Section 106 of the Town and Country Planning Act 1990 by a developer to do something in connection with their development that could not be secured by imposing a planning condition or by other statutory means. They are intended to make acceptable development which would otherwise be unacceptable in planning terms. Planning obligations are a proper and recognised part of the planning system: they can both improve a development and help it to go ahead, they can also bring significant local benefits.
- 1.4 Sound planning principles must not, however, be compromised for the sake of extraneous gains. A planning obligation must be material if it is to influence a planning decision. To be material there must be some connection between it and the proposed development.
- 1.5 Government policy supports the principle that a development should share the cost of facilities for which it creates the need. However, the Government requires that in addition to being 'material', the obligation should be 'necessary' to the granting of permission. Examples given in Circular 05/2005 include measures so directly related to the proposed development or use of the land after its completion that the development ought not to be permitted without it, such as open space, social, recreational, educational or other community uses relating to the development. It is important to note that 'necessary' extends well beyond what is physically needed to make the development function. It clearly includes broader issues of planning policy.
- 1.6 Recently, the introduction of the Community Infrastructure Levy (CIL)<sup>5</sup> has added a new dimension to the situation. The Levy came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development, including new or safer road

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<sup>3</sup> Circular 05/2005 'Planning Obligations', Office of the Deputy Prime Minister, July 2005.

<sup>4</sup> Annex B.

<sup>5</sup> The Community Infrastructure Levy Regulations 2010 came into force on 6 April 2010.

schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. Once an authority has produced a charging schedule it can impose the Levy on new development of any type included in the schedule, at the rate specified in the schedule, towards the cost of infrastructure set out in the schedule.

- 1.7** Until April 2014 councils are still able to secure pooled contributions towards the provision of infrastructure in their area through measures other than via CIL. After that date however, the scope to secure such pooled funding will focus primarily on CIL.

## **The Local Plan**

- 1.8** It should be noted that the relevant Local Plan Policies have been 'saved' under the provisions of the Planning and Compulsory Purchase Act 2004 so that they remain in force even though the Local Plan end date has passed.
- 1.9** The overall basis of the need to provide contributions towards community infrastructure as set out in the extant Local Plan is contained in saved Policy 1.8 (9):

### **9. Provision of infrastructure**

*Adequate community infrastructure should be available to serve the development (eg. education, recreation, transportation etc.) In order for development to be acceptable in land-use planning terms, appropriate provision may be sought for community infrastructure facilities, when they are directly related to and necessary for the development to proceed having regard to the type, location, scale and impact of the development proposed.*

- 1.10** In terms of housing, the thrust of the above policy is that in order to allow development to go ahead and to make proposals acceptable in land use planning terms, adequate provision of community infrastructure is required.

- 1.11** Paragraph 4.1 of the Local Plan then goes on to state:

*However, the limited resources available to Local Authorities will make the provision of future community services and recreational facilities difficult to achieve. Developers may be asked to contribute financially towards their provision. Contributions will be sought when necessary, to enable development to proceed. They will be directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respects, and accordance with national guidance currently contained in Circular 1/97 Planning Obligations. Also in accordance with paragraph B13 of Circular 1/97, a number of developers may be approached to contribute jointly to an improved facility which will be of benefit to all of them and the community at large.*

- 1.12** The relevant saved policies of the extant Local Plan relating to the provision of specific community and recreation facilities and associated text give further details in respect of specific schemes that were identified as likely to come forward at the time that the Local Plan was adopted. The policies are as follows:

<b>SUBJECT</b>	<b>POLICY NUMBER</b>	<b>POLICY TITLE</b>
Education	4.2	<i>Land required for Educational Use</i>
Community Buildings	4.3	<i>New Community Buildings, Village Halls and Libraries</i>
Outdoor Recreation	4.5	<i>Provision of Outdoor Sports Pitches and other Recreational Open Space</i>
Indoor Sports	4.7	<i>Indoor Sports and Leisure Provision</i>
Play Areas	4.8	<i>Play Areas and Amenity Open Space for Residential Estates</i>

**1.13** In the transportation chapter the relevant saved policy reference is:

Transportation    5.20                      *Development Obligations*

**1.14** Information is contained in the Local Areas Policies Section (Part 2) referring to the possible need for contributions on the allocated sites in the four main towns of Blandford, Gillingham, Shaftesbury and Sturminster Newton.

**1.15** For the purposes of this Guidance, all residential development (apart from the special exemptions mentioned in Section 3), including the provision of individual dwellings, may be eligible to pay towards the cost of implementation, as indicated in the policies. Each of the four main towns has been evaluated as an individual community with commensurate growth in facilities to match the planned increase in population. It is considered that individual dwellings and other small developments will have as much cumulative effect on the need to provide community infrastructure, as the development of a major housing estate.

**1.16** Within the four main towns, the whole Town Plan Inset Area has been used to assess the number of dwellings existing at the time of first implementing this Planning Guidance in 1998. Therefore any development outside of the Settlement Boundary but within the Town Plan Inset Area may also be eligible for a contribution. Likewise, the separate parish of Blandford St Mary has been included within the Blandford Town Plan Area calculations as it appears within the Town Plan Inset Area and functions as part of the geographic town centre.

**1.17** This Planning Guidance was prepared to give background on how contribution policies are to be implemented. In cases where these policies apply, residential development may be allowed to take place where, subject to negotiation and the individual planning merits of the application, the developer agrees to make a fair and equitable contribution towards community infrastructure provision on a scale which can be expected to enable implementation.

### **Emerging Core Strategy and National Policy**

**1.18** A consultation draft of the New Plan for North Dorset was produced in March 2010. Following consultation this document will be revised and it is expected that a final version will be submitted for examination in 2012.

**1.19** Draft Core Policy 2 sets out the overall approach to infrastructure provision establishing that it should be delivered at the right time and in the right place to support development.

- 1.20** Draft Core Policies 11 to 13 provide further detail on what has currently been identified as required in terms of grey, social and green infrastructure. Section 4.4 deals with securing infrastructure. It identifies that the Council will prepare an infrastructure delivery plan to support the growth proposed in the draft Core Strategy and also indicates that the Council is “highly likely” to implement CIL locally.
- 1.21** The Government has published a draft National Planning Policy Framework that is intended to replace a large number of existing policy documents.
- 1.22** Core strategies will become ‘new style’ local plans which should include strategic policies to deliver new infrastructure (paragraph 23) in the light of an assessment of the quality and capacity of existing infrastructure (paragraph 31).

### **Changes within the Revision to this PGN**

- 1.23** Appendix 1 sets out the current list of projects for each of the four main towns in North Dorset. The limited changes that have been made to the original list of projects are discussed in Section 4.

## **2. ESTABLISHING NEEDS**

### **Education**

- 2.1** Dorset County Council, the Education Authority, has made the assessment of the need for contributions towards the development of additional education provision.

### **Community Facilities**

- 2.2** Current information on facilities and on the effect new development will have, has been given by a variety of sources, for example, Parish and Town Councils, Social Services, playgroups and other user groups as well as the Council's Leisure Needs Survey. The demands highlighted range from those for smaller community buildings to a multi-purpose hall for Gillingham. The requirements for facilities in Gillingham have been further established by the 1998 *Gillingham Regeneration Study*.

### **Outdoor Sports Pitches and other Recreational Open Space**

- 2.3** Sports pitches and other open space such as greens and courts are defined in the former National Playing Fields Association<sup>6</sup> ‘Six Acre Standard’<sup>7</sup>. The Local Plan explains the justification for using this standard. The Standard has been carried forward in the FIT document ‘Planning and Design for Outdoor Sport and Play’<sup>8</sup>.

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<sup>6</sup> From 2007 known as Fields In Trust (FiT)

<sup>7</sup> The standard suggests that for each 1000 residents there should be 2.4 hectares (6 acres) as follows:

- 1.6 - 1.8 hectares for outdoor sport and recreation space (including parks)
  - 0.6 - 0.8 hectares for children's play, with about 0.25 ha of this containing equipped playgrounds.
- Minimum standard total playing space 2.4 hectares (6 acres).

<sup>8</sup> Published in 2008

## **Indoor Sports Provision**

- 2.4. Following expansion of facilities at Blandford, together with the creation of indoor provision at Shaftesbury and at Sturminster Newton, it was recognised that expansion and improvement at Gillingham Leisure Centre was necessary as the significant new residential development in town placed additional demands on the facility. This was completed in 2010.

## **Children's Play Areas and Amenity Open Space**

- 2.5. The National Playing Fields Association Standard is applied in the Local Plan - the new FiT Standard is currently used. A survey of existing play areas was completed in 2006 and this indicated over- and under-capacity of existing playgrounds. This, and requirements identified by Town and Parish Councils, establish need at the time of the submission of planning applications (see Section 6 below).

## **Highways Enhancement / Cycleways**

- 2.6. Schemes under this category have been assessed in conjunction with the Highways Authority, Dorset County Council (Environmental Services).

# **3. RESIDENTIAL DEVELOPMENT - THE NEED TO CONTRIBUTE**

- 3.1. Planning applications for residential development will be examined against the Local Plan criteria and policies. The following types of residential development will not be expected to provide for the above requirements as they are not likely to give rise to significant demands for improvements to facilities:
- Replacement dwellings
  - Ancillary extensions or alterations to dwellings which do not form separate units
  - Temporary permissions for mobile homes
  - Specialised homes for the elderly (Category II and Category III)
  - Renewals of planning permission (unless there are significant changes in the proposals)
  - Housing for retirement purposes (Category I) will not be expected to provide contributions for some facilities, eg. towards education and outdoor sports provision. However, negotiations may take place with regard to the need to contribute towards indoor sports provision, community halls and informal open space.

## **Affordable (Social) Housing**

- 3.2. In exceptional circumstances, where it can be demonstrated that the requirements for community facilities contributions established by this Local Plan would have the effect of making provision of affordable housing economically unviable, consideration may be given to a relaxation of requirements.

## **Redevelopment (Brownfield) Sites**

- 3.3 Redevelopment costs of land for residential purposes may sometimes prove to be more expensive than greenfield development due to problems of building adaptation,

servicing, land assembly and acquiring access rights. In such cases, consideration may be given to a relaxation of the requirements to make a full contribution. In particular, a flexible approach will be taken towards redevelopment schemes which contribute towards regeneration schemes and are of overall benefit to the local community.

## 4. LEVEL OF CONTRIBUTIONS

### Categories of Facilities and Infrastructure

4.1. To calculate the level of contributions, community facilities and infrastructure required have been divided into four broad categories:

1. **Education**  
Additional new-build projects specifically required to meet the demands of the planned increase in the school-age population.
2. **Community Facilities/Leisure**  
For the most part these are additional new build projects such as neighbourhood halls but also include informal recreation projects which are required for general community use such as the development of riverside amenity areas together with off-road footpaths/cycleways. (Informal recreation is not normally included in the FiT standard, unless it is designated as casual play space within housing areas.)
3. **Outdoor Sports**  
This specifically covers the provision of outdoor sports pitches and associated facilities for general community use which are required to meet the demands of the planned increase in population. It does not include the provision of children's play areas and amenity open space (see Section 6).
4. **Highways Enhancement / Cycleways**  
These projects take place specifically on public highways and are included where the planned increase in population will place additional demands on the need for such facilities. Schemes considered under this heading include items such as town centre enhancement schemes, the provision of traffic calming measures and the provision of dedicated facilities for cyclists. Schemes are only included if they are of benefit to the community as a whole. Site-specific requirements for highway improvements are not included and will be dealt with through separate Section 106 Agreements.

4.2 Lists of all those facilities and projects which may need to be subject to contributions are contained in the Appendices at the end of the document. Lists are produced for the four main towns in the District and the remaining rural area, which now incorporates both Stalbridge and Bourton.

4.3 Limited changes have been made to the original list of projects to reflect changes in circumstance which have occurred over the years since this planning guidance was originally published as well the current direction of travel reflected in the emerging Core Strategy and policy.

4.4 The Council is already in the process of identifying projects for incorporation within CIL, some of which are identified within the emerging Core Strategy. These are likely to include projects within the PGN which have not been completed by the time that the

Council's CIL charging schedule is finalised. This recognises that insufficient funds have been secured to ensure that all the identified projects will necessarily come forward without additional funding support. Emerging plan policies relevant to the PGN projects that have yet to be started or completed are set out in the second table in Appendix 1.

**4.5** As part of this PGN review, two education projects were re-named / replaced to reflect the change in the nature of education provision within Dorset. In both cases additional education facilities have still been provided. Four other existing projects were identified (as set out below), for which alternative schemes might come forward in advance of those original projects that could in whole or part alleviate need for which the existing project was identified. The addition of those alternative schemes to this PGN as alternatives to which existing monies can be applied minimises delay in bringing forward a project to seek to address the purpose for which contributions were originally secured.

**4.6** In making the project changes identified the Council has in particular had regard to the following:

- all replaced/additional projects serve a useful planning purpose;
- all relate to the towns for which existing contributions were secured; and
- all are anticipated in whole or part to address need relating to the existing project that it replaces / is an alternative. In the case of the Corn Exchange this is identified under two individual topic headings as it is considered to have the capacity to fulfil needs arising in relation to both.

**4.7** The changes are summarised below:

(a) Education projects which affect Blandford and Shaftesbury have been renamed namely:

- For Blandford "Milldown Middle School Extension" becomes "Milldown Primary School";
- For Shaftesbury "First & Middle School Extensions and/or new First School" becomes "Wincombe Primary School Extension".

(b) Five other projects to which contributions may be applied, have been described differently to reflect the way in which the necessary infrastructure will now be delivered, namely:

- Under neighbourhood halls for Blandford "Policy 4.3 Blandford St Mary" becomes "Policy 1.8 Blandford St Mary". It is unlikely that the hall will be built on the site to the rear of Pigeon Close identified in Policy 4.3. It is however envisaged that a hall will still be provided as part of the regeneration of the Brewery site, which has planning permission;
- Under neighbourhood halls for Blandford "Policy 4.3 W. of Shaftesbury Lane" becomes "Policy 4.3 / Para. 2.5.4 W. of Shaftesbury Lane / Corn Exchange Improvement". In addition to, or as a possible alternative to a neighbourhood hall being provided on land to the west of Shaftesbury Lane, it is envisaged that those needs could be met in whole or part by the proposed improvements to the Corn Exchange in Blandford Town Centre;
- At Blandford "Policy 4.5 Additional sports pitches: N of by-pass" becomes "Policies 1.8 / 4.5 / BL 6 Additional sports pitches: N of by-pass and / or improved / additional pitches elsewhere". In addition to any sports pitches being provided north of the by-pass, it is envisaged that current needs could be accommodated in part by the improvement of existing facilities or the

provision of additional pitches in the town. One such project could be an all-weather training facility on the Blandford School site;

- For outdoor sports at Gillingham “Policy 4.5 Additional provision at Hardings La. adj to Football Club” becomes “Policies 1.8 / 4.5 / GH15 Additional provision at Hardings Lane adjacent to Football Club or elsewhere”. In addition to any sports pitches being provided at Hardings Lane, it is envisaged that current needs could be accommodated in part by the improvement of existing facilities or the provision of additional pitches in the town;
- At Shaftesbury “Policy 4.3 Eastern District Neighbourhood Hall” becomes “Policies 4.3 / SB11 Eastern District Neighbourhood Hall / Central Community Hall”. The relevant policies already indicate that the community’s needs could be met either by a neighbourhood hall to the east of the town, or through the provision of a more centrally located community hall to serve the town as a whole. The table has been updated to reflect this existing policy position.

- (c) At the top of the first table in Appendix 1, reference is made to Policy 1.8 of the Local Plan, which sets out the overarching adopted policy justification for adequate community infrastructure provision. Other minor changes to improve the referencing of projects to policies have also been made.

## Calculation of Costs per Dwelling

- 4.8** Once allocated to a category, a calculation of the costs attributed to new development was originally carried out using the following methodology.

**1. Education**

Costs were derived from Department of Education and Employment standard cost multipliers applied using a regional factor. An estimated number of school-aged children per new dwelling was multiplied by the standard cost of providing a new school place worked out specifically for primary or middle school provision. There were no proposals for secondary school expansion in the Local Plan specifically to serve an increase in population. In September 2005 Dorset County Council instituted a two tier education system of primary and secondary schools which replaced the former three tier system of lower, middle and upper (high) schools. Identified needs were therefore met through appropriate projects under the two tier arrangements.

**2. Community Facilities/Leisure**

In most instances, the percentage increase in the number of dwellings to be built by 2011 was calculated. This percentage was applied to the development costs of each facility (e.g. there was an expected growth of 20% in the number of dwellings in Gillingham to be developed by 2011. 20% of the costs of developing the proposed central Gillingham community hall was therefore attributed to new development).

**3. Neighbourhood Halls**

Three neighbourhood halls were planned specifically for major new urban extensions for Blandford and Shaftesbury and were required predominantly to meet the needs of an incoming population. In the case of Blandford, it was assessed that the proportion of total costs attributed to new development, should be 50%, as existing adjacent residential areas would also use the facility. In Shaftesbury, where there is a greater need for new

housing to be served by a new facility, 75% of costs were attributed.

**4. Outdoor Sports**

The FiT standard of 1.8 ha. per 1000 population of outdoor sports provision was applied here. Using the average household size in North Dorset of 2.3 persons, this equated to 435 dwellings being required to support a 1.8 hectare sports ground. The costs of developing such a facility were then applied to arrive at a cost per dwelling.

**5. Highways Enhancement/Cycleways**

The same methodology as used for community facilities / leisure is also applied here to obtain a cost per dwelling.

- 4.9** The Appendices show the combined total of all costs on a settlement basis and how a cost per dwelling was derived.

## **5. DEVELOPMENT IN THE VILLAGES AND RURAL AREAS (INCLUDING STALBRIDGE AND BOURTON)**

- 5.1** Housing development in the villages and rural areas was to be generally restrained and it was envisaged that demands upon existing local facilities would be minimised. However, additional housing development gave rise to increased use of leisure and outdoor sports facilities, in the nearest service town serving the local rural catchment area. (The plan at Appendix 3 shows the catchment areas of each of the four main towns in the District). Contributions were sought towards the cost of additional facilities within the respective service town serving the catchment area within which the proposed development was situated.

- 5.2** The methodology used to calculate costs for the villages and the rural area involved both a standard for built provision of 110m<sup>2</sup> per 1000 increase in population (see Local Plan paragraph 4.11) and a standard for playing pitch provision of 1.8 hectares per 1000 increase in population (FiT standard). This methodology was used as there was a shortfall in both built community / leisure and sports facilities provision across the District.

- 5.3** Where residential development in a village or its adjoining rural area created a further identifiable need to develop, improve or replace a local community facility, then the developer was required to make appropriate provision, having regard to the type, location, scale and impact of the development proposed.<sup>9</sup>

## **6. THE PROVISION OF CHILDREN'S PLAY SPACE**

- 6.1** The requirement for children's play spaces was taken from the FiT 'Six Acre Standard' and applied on a site-by-site basis. The likely population of the proposed development was calculated and thus areas required for play spaces were ascertained using the average household size for the district.
- 6.2** Paragraph 4.28 of the Local Plan refers to provision being a fundamental part of the design of the housing layout. It also accepts that if more provision cannot be achieved

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<sup>9</sup> See Local Plan Policy 1.8(ix)

on site, a contribution towards an off-site facility in a suitable location may be agreed. Play areas should be overlooked and not remote for safety reasons.

- 6.3** The FiT standard recommends that play areas are provided of different sizes and for different age groups. For the youngest children, a play space should be provided for every 15 units. On sites smaller than 15 units the principle should be adopted that an area of play space should be within 400m safe walking distance of the development.
- 6.4** An equipped area needs to be provided for every 50 units, to cater for younger accompanied children and unaccompanied older children. For smaller sites, a payment for off-site provision within 400m safe walking distance will be acceptable if development creates a need to improve facilities in the area<sup>10</sup>.
- 6.5** Larger equipped play areas, as part of areas of open space, may also be required. For developments in excess of 200 dwellings these will provide play equipment and also a kick-around area and opportunities for 'wheeled' play. This facility may be provided on larger sites or may be provided by a combined approach of smaller sites located close together. In some settlements this larger area may already exist to some degree. A survey is being made of play areas which can be related to their catchment as well as to their potential to expand and improve them to FiT standards. In this case, a contribution to this may be made if there is need to improve facilities in the area, and this will meet the requirement for the development.
- 6.6** Planning Obligations for the provision of children's play space will usually be drawn up separately from the main agreement covering community-wide pre-requisites.
- 6.7** Commuted sums may also be sought towards the maintenance of play areas which are principally of benefit to the development itself rather than to the wider public, in accordance with paragraph B18 of Circular 05/2005.

## **7. PAYMENT OF THE CONTRIBUTION**

### **(a) Non-Implementation of the Community Facility/Infrastructure**

- 7.1** In certain circumstances the Council may be required to repay some or all of a developer contribution that has been secured (e.g. where express provisions for repayment contained within an agreement under s106 have been triggered). In those cases a contribution will be repaid in accordance with such provisions as may exist (e.g. as contained within the relevant s106 agreement).

### **(b) Implementation of the Community Facility/Infrastructure**

- 7.2** In the event of the implementation of any of the facilities or infrastructure projects covered by this PGN, the policy has been to seek retrospective contributions from housing developers.
- 7.3** The timing of any particular developer contribution has been subject to negotiation but full payment has in most circumstances been expected to be made on the grant of full planning permission or at least by the time construction starts.

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<sup>10</sup> In accordance with Planning Policy Guidance 17 - Planning for Open Space, Sport and Recreation, Office of the Deputy Prime Minister, July 2002 (paragraph 20).

- 7.4** Agreements in principle have been required on the grant of outline consent, however, as the precise number of dwelling types has usually be unknown at this stage, details of payment may only be determined on the receipt of reserved matters or a full planning application.

**(c) Expenditure of developer contributions secured**

- 7.5** Individual s106 agreements may expressly impose limitations as to the manner or extent to which developer contributions secured having regard to this PGN may be applied and / or spent. In so far as flexibility exists in relation to expenditure regard will normally be had to the following principles:
- contributions secured under the PGN will only be spent on projects identified in the PGN (as may be amended from time to time);
  - within individual topic headings (e.g. Education; Neighbourhood Halls) no preference will be given to any specific named project (as such existing projects will not receive priority over additional/replacement projects);
  - support will continue to be given to the early delivery of projects. As a consequence, not all projects set out in the PGN will necessarily receive funding from developer contributions that have so far been received. Further, within individual topics headings contributions will not necessarily be apportioned equally amongst those projects to which funding is provided; and
  - where a named project is identified under two or more individual topic headings then contributions received in relation to either or both headings may be used towards such a project.
- 7.6** The Council will seek to ensure that a delegation scheme and audit trail is maintained to track the distribution and amount of expenditure of contributions amongst named projects.
- 7.7** As part of the assessment being undertaken for the Core Strategy's Infrastructure Delivery Plan and CIL, regard will be had to those projects named in the PGN (as amended) for which there then remains a need for funding in order to secure full delivery (which might in some cases include a later phase of a named project).

**(d) Funding secured but not yet paid**

- 7.8** Where funding from development is due but has not yet been paid, such funding will still normally be collected.

**8. MONITORING AND REVIEW**

- 8.1** Costs have been reviewed to bring them in line with the rate of inflation. For this purpose, the Retail Price Index has been used.

**9. APPENDICES**

- 9.1** Lists of the necessary facilities and projects which may need to be subject to contributions are provided for each of the four main towns and also for the remaining rural area. Projects are cross-referenced to relevant Local Plan policies in the first table

in Appendix 1. A second table indicates the relevant draft core policies for each of the projects that have yet to be started / completed.

- 9.2** Appendix 2 shows the combined total of all currently identified costs for each settlement, the remaining rural area and how a cost per dwelling is derived.
- 9.3** Finally, a map in Appendix 3 shows the catchment areas for the four main towns which defines which town may receive a contribution from development within the villages and the remaining rural areas.

## **10. MORE INFORMATION**

Please contact the following for more information:

<b>Planning Policy:</b>	Tel: 01258 484201 e-mail: <a href="mailto:planningpolicy@north-dorset.gov.uk">planningpolicy@north-dorset.gov.uk</a>
<b>Development Control:</b>	Tel: 01258 484220 e-mail: <a href="mailto:devcontrol@north-dorset.gov.uk">devcontrol@north-dorset.gov.uk</a>

APPENDIX 1

**ADDITIONAL COMMUNITY INFRASTRUCTURE REQUIRED  
TO MEET THE DEMANDS OF HOUSING GROWTH  
in the four Service Towns 1998-2011**

BLANDFORD FORUM / ST MARY		GILLINGHAM		SHAFTESBURY		STURMINSTER NEWTON	
Policy 1.8 of the extant Local Plan is relevant to all infrastructure projects identified below							
EDUCATION		EDUCATION		EDUCATION		EDUCATION	
Policy 4.2	Milldown Primary School	Policies 4.2 / GH10	Ham Primary School	Policy 4.2	Wincombe Primary School Extension	Policy 4.2	William Barnes Primary School Extension
COMMUNITY FACILITIES & LEISURE		COMMUNITY FACILITIES & LEISURE		COMMUNITY FACILITIES & LEISURE		COMMUNITY FACILITIES & LEISURE	
Para. 2.5.4	Corn Exchange Improvement	Policy 4.3	New Central Community Hall	Policies SB3 / 11	Informal Recreation at Castle Hill Slopes	Para. 47.5.3	Sports Centre (retrospective)
Policy BL7	Informal Recreation at Milldown	Policies 4.7 / GH21	Leisure Centre Improvement	Policy SB8 / Para. 37.3.7	Additions to cemetery	Policy SN7	Replacement Central Community Hall
Policy BL7	Informal Recreation at Crown Meadows	Policy 4.3	Youth Centre Improvement	Policies SB 10 / SB11	Additional allotments	Policy SN9	Butts Pond Amenity Area and Green Corridor
		Policies GH2 / GH16	Informal Recreation at Chantry Fields and the Royal Forest				
NEIGHBOURHOOD HALLS				NEIGHBOURHOOD HALL			
Policy 4.3 / Para 2.5.4	W. of Shaftesbury Lane / Corn Exchange Improvement			Policies 4.3 / SB11	Eastern Neighbourhood Hall / Central Community Hall		
Policy 1.8	Blandford St Mary						
OUTDOOR SPORTS		OUTDOOR SPORTS		OUTDOOR SPORTS			
Policies 1.8 / 4.5 / BL6	Additional sports pitches: N of bypass and/or improved additional pitches elsewhere	Policies 1.8 / 4.5 / GH15	Additional provision at Hardings Lane adjacent to Football Club and/or improved additional pitches elsewhere	Policies 4.5 / SB11 / SB14	Additional provision at Shaftesbury School, Wincombe Lane, Barton Hill		
HIGHWAYS ENHANCEMENT / CYCLEWAYS		HIGHWAYS ENHANCEMENT / CYCLEWAYS		HIGHWAYS ENHANCEMENT / CYCLEWAYS		HIGHWAYS ENHANCEMENT / CYCLEWAYS	
Policy BL8	Enhancement: Blandford Town Centre (Phase 1 part implemented)	Policy GH18	River Stour: footpath/ cycleway links, (long-distance Stour Valley Way).	Policy SB7	Enhancement Scheme/Traffic Management; High St., Market Place, Angel Square. The Commons	Policy SN2	Enhancement/traffic management: The Market Place and Station Road.
Policy BL9	Cycletrack and crossing: A350/C13 roundabout to Sunrise Business Park.	Policy GH19	Riverside footpath/cycleway link: Lodden Bridge to Kings Court Palace, and new bridge.	Policy SB15	Cycling Management Measures: (i) A30 Christy's Lane (ii) A350 Grosvenor Road (iii) Wincombe Lane	Policy SN10	Cycling Management Measures; (i) East - West link. Sturminster High School - Rixon estate (ii) North - south link. Honeymead Lane - Station Road

Policy BL11	<i>Combined cycletrack / footway along the A354 between Blandford and Pimperne.</i>	Policy GH20	Footpath / cycleway link: Lodden View to proposed Ham Primary School, and new river bridge	Para 37.6.14	Pedestrian and cyclist improvements along Coppice St and a new cycleway / footway between St Martins Lane and Salisbury St.	Policy SN11	Town Centre Traffic management measures: B3091/B3092
Policy BL12	<i>Cycling and walking facilities Black Lane: Wimborne Rd towards Blandford Camp.</i>	Policy GH28	<i>Cycle Management Measures : (i) B3092 (ii) B3081 (iii) Cemetery Rd/Rolls Bridge Way (iv) C74 Bay Road (w of Shreen Way) (v) High St./The Square/Wyke Rd. Junction, (inc. town centre enhancements)</i>				

**NOTE:** Projects in *italics* are all complete

**POLICIES IN THE DRAFT CORE STRATEGY RELEVANT TO PGN PROJECTS THAT HAVE NOT YET BEEN STARTED / COMPLETED**

<b>Draft Core Policy 2 is relevant to all infrastructure projects identified below</b>					
<b>Town</b>	<b>Project</b>	<b>Relevant Draft Core Infrastructure Policy</b>		<b>Relevant Draft Core Town Policy</b>	
		<b>Policy</b>	<b>Text</b>	<b>Policy</b>	<b>Text</b>
<b>Blandford</b>	Corn Exchange Improvement	CP 12	2.6.38	CP 15	2.8.20
	Informal recreation at Milldown	CP 13	2.6.63	CP 15	2.8.23
	Informal recreation at Crown Meadows	CP 13	2.6.63	CP 15	2.8.24
	Neighbourhood hall west of Shaftesbury Lane	CP 12	2.6.37	CP 15	2.8.20
	Neighbourhood hall at Blandford St Mary	CP 12	2.6.37	CP 15	2.8.20
	Additional sports pitches north of by-pass and / or improved / additional pitches elsewhere	CP 13	2.6.63	CP 15	2.8.25
	Enhancement: Blandford Town Centre	-	-	-	-
	Cycletrack and crossing: A350 / C13 roundabout to Sunrise Business Park	CP 11	2.6.25	CP 15	2.8.19
<b>Gillingham</b>	New central community hall	CP 12	2.6.38	CP 16	2.8.51
	Informal recreation at Chantry Fields and the Royal Forest	CP 13	2.6.63	-	-
	Additional sports pitch provision at Hardings Lane adj to Football Club	CP 13	2.6.63	CP 16	2.8.43
	River Stour: footpath / cycleway links (long distance Stour Valley Way)	CP 11	2.6.24	CP 16	2.8.54
	Riverside footpath / cycleway link: Lodden Bridge to Kings Court Palace and new bridge	CP 11	2.6.24	CP 16	2.8.54
	Footpath / cycleway link: Lodden View to proposed Ham Primary School and new river bridge	CP 11	2.6.24	CP 16	2.8.54
<b>Shaftesbury</b>	Informal recreation at Castle Hill Slopes	CP 13	2.6.63	CP 17	2.8.81
	Additions to cemetery	CP 13	2.6.63	CP 17	2.8.82
	Additional allotments	CP 13	2.6.63	CP 17	2.8.82
	Eastern neighbourhood hall / central community hall	CP 12	2.6.38	CP 17	2.8.78
	Additional sports pitch provision at Shaftesbury School, Wincombe Lane and Barton Hill	CP 13	2.6.63	CP 17	2.8.80
	Enhancement scheme / traffic management: High St; Market Place; Angel Square; The Commons	-	-	-	-
	Cycling management measures: A30 Christy's Lane; A350 Grosvenor Road; Wincombe Lane	CP 11	2.6.24	CP 17	2.8.75
	Pedestrian and cyclist improvements along Coppice St and a new cycleway / footway between St Martins Lane and Salisbury St	CP 11	2.6.24	CP 17	2.8.73
	Butts Pond Amenity Area and Green Corridor	CP 13	2.6.63	CP 18	2.8.109
<b>Sturminster Newton</b>	Cycling management measures: east – west link: Sturminster High School to Rixon; north – south link: Honeymead Lane to Station Road	CP 11	2.6.24	CP 18	2.8.101
	Town centre traffic management measures: B3091 / B3092	-	-	-	-

## BLANDFORD FORUM, including Blandford St Mary

### TOWN PLAN INSET AREA

APRIL 2008

CONTRIBUTIONS CALCULATION	Facility and Type	Cost	Cost Revised RPI June 2011	% element due to development	contribution element	Revised contribution element	% of total contributions	Contributions collected June 2011	Revised contribution element - Contributions collected June 2011
Total Dwellings by 2011	4908								
To be built 1998-2011	605								
% to be built	12%								
Sub Total	EDUCATION	£447,645	£494,962	100%	£447,645	£494,962	29%	£468,270.38	£26,691.48
Sub Total	COMMUNITY FACILITIES & LEISURE	£2,690,733	£2,957,116	12%	£322,888	£354,854	21%	£333,863.29	£20,990.58
Sub Total	NEIGHBOURHOOD HALLS	£584,942	£642,851	50%	£292,471	£321,426	19%	£309,778.91	£11,646.72
Sub Total	OUTDOOR SPORTS	100% (605 dwellings @ £250)	£176,945	100%	£176,945	£194,463	12%	£249,391.88	£54,929.32
Sub Total	HIGHWAYS ENHANCEMENT / CYCLEWAYS	£2,341,860	£2,573,704	12%	£281,023	£308,844	19%	£255,266.15	£53,578.35
TOTALS		£6,242,125	£6,863,095		£1,520,972		100%	£1,616,570.61	

£1,520,972 / 605 DWELLINGS =		COSTS PER DWELLING	ROUNDED
COST PER DWELLING (2/3 BED)		£2,517	£2,520
1 BED VARIANCE (-20%)		£2,014	£2,020
4+ BED VARIANCE (+20%)		£3,019	£3,020
RETIREMENT DWELLINGS (43%) (Excludes education and outdoor sports)		£1,434	£1,435

Non-PGN Projects	£106,445.89
	£1,723,016.50

## GILLINGHAM

### TOWN PLAN INSET AREA

APRIL 2008

CONTRIBUTIONS CALCULATION		Facility and Type	Cost			% element due to development	contribution element		% of total contributions	Contributions collected June 2011	Revised contribution element - Contributions collected June 2011
Total Dwellings by 2011		4859									
To be built 1998-2011		986									
% to be built		20%									
Sub Total		EDUCATION									
		100% (986 dwellings @ £950)	£1,095,618	£1,204,084	100%	£1,095,618	£1,204,084	37%		£964,595.58	£239,488.60
Sub Total		COMMUNITY FACILITIES & LEISURE	£5,849,421	£6,428,514	20%	£1,169,884	£1,285,703	39%		£1,055,083.99	£230,618.75
Sub Total		OUTDOOR SPORTS									
		100% (986 dwellings @£250)	£288,376	£316,925	100%	£288,376	£316,925	10%		£291,840.67	£25,084.55
Sub Total		HIGHWAYS ENHANCEMENT / CYCLEWAYS	£2,047,298	£2,249,981	20%	£409,460	£449,996	14%		£379,313.46	£70,682.64
TOTALS			£9,280,713	£10,199,504		£2,963,338		100%		£2,690,833.70	

£2,963,338 / 986 DWELLINGS =		COSTS PER DWELLING	ROUNDED
COST PER DWELLING (2/3 BED)		£3,608	£3,610
1 BED VARIANCE (-20%)		£2,407	£2,410
4+ BED VARIANCE (+20%)		£3,662	£3,665
RETIREMENT DWELLINGS (-60%) (Excludes education and outdoor sports)		£1,209	£1,210

Non-PGN Projects	£496,000.00
	£3,186,833.70

## SHAFTESBURY TOWN PLAN INSET AREA

APRIL 2008

CONTRIBUTIONS CALCULATION	Facility and Type	Cost	Cost Revised RPI Jun 2011	% element due to development	contribution element	Revised contribution element	% of total contributions	Contributions collected June 2011	Revised contribution element - Contributions collected June 2011
Total Dwellings by 2011	3917								
To be built 1998-2011	953								
% to be built	24%								
	EDUCATION								
Sub Total	100%(953 dwellings @ £1311)	£1,461,527	£1,606,218	100%	£1,461,527	£1,606,218	56%	£201,117.29	£1,405,100.88
	COMMUNITY FACILITIES & LEISURE								
Sub Total		£467,954	£514,281	24%	£112,309	£123,428	4%	£49,830.38	£73,597.17
Sub Total	NEIGHBOURHOOD HALL	£438,707	£482,139	75%	£329,030	£361,604	13%	£87,208.70	£274,395.54
	OUTDOOR SPORTS								
Sub Total	100% (953 dwellings @£250)	£278,724	£306,318	100%	£278,724	£306,318	11%	£149,039.98	£157,277.70
	HIGHWAYS ENHANCEMENT / CYCLEWAYS								
Sub Total		£1,754,827	£1,928,555	24%	£421,158	£462,853	16%	£120,122.59	£342,730.58
TOTALS		£4,401,739	£4,837,511		£2,602,748		100%	£607,318.94	
	£2,602,748/ 953 DWELLINGS =				COSTS PER DWELLING				
	COST PER DWELLING (2/3 BED)				£2,736			£595,654.09	
	1 BED VARIANCE (-20%)				£2,187			£1,202,973.03	
	4+ BED VARIANCE (+20%)				£3,275				
	RETIREMENT DWELLINGS (-52%) (Excludes education and outdoor sports)				£1,313				

## STURMINSTER NEWTON TOWN PLAN INSET AREA

APRIL 2008

CONTRIBUTIONS CALCULATION	Facility and Type	Cost		% element due to development	contribution element		% of total contributions	Contributions collected June 2011	Revised contribution element - Contributions collected June 2011
Total Dwellings by 2011	1732								
To be built 1998-2011	320								
% to be built	18%								
	EDUCATION								
Sub Total	100% 320 dwellings @ £950)	£355,576	£390,778	100%	£355,576	£390,778	46%	£210,701.12	£180,076.90
	COMMUNITY FACILITIES & LEISURE								
Sub Total		£1,754,827	£1,928,555	18%	£315,869	£347,140	41%	£375,121.33	-£27,981.45
	HIGHWAYS ENHANCEMENT / CYCLEWAYS								
Sub Total		£584,942	£642,851	18%	£105,290	£115,713	13%	£49,572.11	£66,141.12
TOTALS		£2,695,345	£2,962,184		£776,735		100%	£635,394.56	
	£776,735 / 320 DWELLINGS =				COSTS PER DWELLING				
	COST PER DWELLING (2/3 BED)				£2,428			£361,600.00	
	1 BED VARIANCE (-20%)				£1,942			£996,994.56	
	4+ BED VARIANCE (+20%)				£2,913				
	RETIREMENT DWELLINGS (-46%) (Excludes education)				£1,313				

## VILLAGES / RURAL AREAS

APRIL 2008

Standard for 1000 population = 110m2 community/sports building provision and 1.8 ha outdoor sport

CONTRIBUTIONS CALCULATION	Facility and Type	Cost		% element due to development	contribution element		% of total contributions
Policy 4.3	Cost of 110m2 community/sports building provision	£128,687	£141,427	100%	£128,687		50%
Policy 4.6	Cost of 1.8 ha outdoor sport provision	£128,687	£141,427	100%	£128,687		50%
TOTAL		£257,374	£282,854		£257,374		100%
	No of dwellings per 1000 pop = 1000 / average household size of 2.3 persons	435					
	£257,374 /435 DWELLINGS =				COSTS PER DWELLING		
	COST PER DWELLING (2/3 BED)				£586		£590
	1 BED VARIANCE (-20%)				£471		£470
	4+ BED VARIANCE (+20%)				£702		£705
	RETIREMENT DWELLINGS (-50%) (Excludes outdoor sports)				£293		£290

lplans/contributions/contrib-publication



