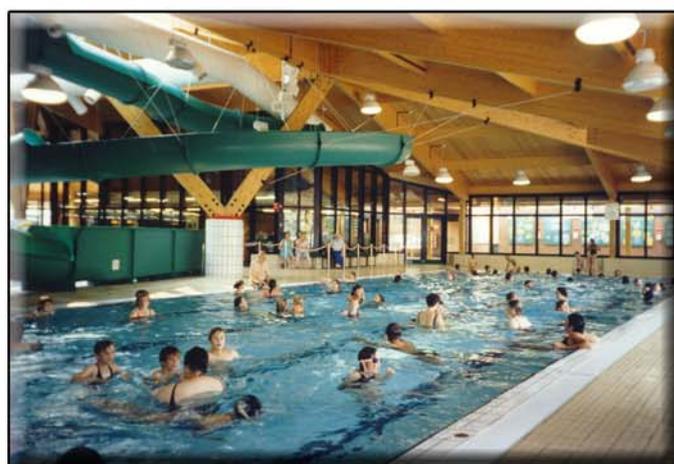


PLANNING GUIDANCE NOTES

Planning Obligations for the provision of **COMMUNITY INFRASTRUCTURE**



**Edition 6
June 2003
(Revised Costs April 2007)**

PLANNING OBLIGATIONS FOR THE PROVISION OF COMMUNITY INFRASTRUCTURE

EDITION 6:

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PLANNING GUIDANCE NOTE

**PLANNING OBLIGATIONS FOR THE PROVISION OF
COMMUNITY INFRASTRUCTURE**

EDITION 6: JUNE 2003

PUBLICATION HISTORY

Edition No	Date	Purpose	Amendments
1 / 2	June 1998	Internal working draft/Consultation draft	
3	April 1999	Approved document following consultation	<ul style="list-style-type: none"> • Additional costs included at Sturminster Newton for educational purposes • Text revised for Section 5; "Development in the Villages and Rural Areas."
4	April 2000	Annual Update (Not formally published)	<ul style="list-style-type: none"> • No changes to costs. • Iwerne Minster, Courtney and Steepleton transferred from Blandford Catchment Area to Shaftesbury Catchment Area. Hanford transferred from Blandford to Sturminster Newton
5	Nov 2001	Revision following receipt of Local Plan Inspector's Report & to accompany proposed Modifications to Local Plan	<ul style="list-style-type: none"> • Title changed from "Supplementary Planning Guidance" to "Planning Guidance Note". • Education costs increased. • Specific contributions requirement deleted for Bourton and Stalbridge. However these two settlements will still be subject to a standard "Rural Area" contributions requirement. • Neighbourhood Hall contributions revised
6	June 2003	Revision following adoption of Planning Guidance Note, April 2002 and adoption of Local Plan 31 st January 2003	<ul style="list-style-type: none"> • Changes to Local Plan Policy numbers following modifications and adoption of the Local Plan
6	April 2007	Revise Costs	<ul style="list-style-type: none"> • Revise costs in line with RPI

NORTH DORSET DISTRICT COUNCIL

Planning Guidance Note

***PLANNING OBLIGATIONS FOR THE PROVISION OF
COMMUNITY INFRASTRUCTURE***

EDITION 6: JUNE 2003

INTRODUCTION

1. Following the inclusion of contribution policies in the North Dorset District Wide Local Plan, this Guidance Note has been drawn up to explain how the policies will be implemented. This Guidance Note will provide the basis for seeking negotiations with intending developers. Originally titled "***Supplementary Planning Guidance***", consultation took place in the summer of 1998. As a result of consultation, the Local Planning Authority approved an amended version on 15th December 1998 and a subsequent amendment on 30th March 1999.
2. Upon the advice of the Government Office for the South-West, this document has now been re-titled as a "***Planning Guidance Note***" to avoid confusion with the term "***Supplementary Planning Guidance***," which is more usually applied to site-specific development briefs, and also to avoid any inconsistencies with national policy guidance. (See Planning Policy Guidance (PPG) Note 12; para.3.15).
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 the August 2000, a **review** of all Community Infrastructure Obligation Policies has also taken 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 has been decided to remove Local Plan Policies which relate to the need for overall District-Wide or Settlement-Wide contributions. This will reinforce 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.
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.
7. Council approved the Planning Guidance Note in April 2002.
8. This approved document is now published, including the changes to the Local Plan Policies, as adopted in January 2003.

1. Planning Background

National Policy

- 1.1. Department of the Environment **Circular 1/97** gives guidance 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. (Paras B2 and B13) Circular 1/97 states that the Local Plan should make it clear where planning obligations are likely to be sought. The policies in the Local Plan which are relevant are listed below;
- 1.2. Circular 1/97 states that planning obligations are to be sought only when they are;
- (i) necessary*
 - (ii) relevant to planning*
 - (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 an agreement, made under **Section 106** of the Town and Country Planning Act 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. The term replaces the previously widely used phrase; **“planning gain”**. Planning obligations are a proper and recognised part of the planning system, they can both improve a development and help it to go ahead, and 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 proposes that in addition to being **“material”**, the obligation should be **“necessary”** to the granting of permission. Examples given in Circular 1/97 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, eg. 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 Since national planning policy guidance makes specific provision for infrastructure to be funded by development in qualifying cases, fair and equitable financial contributions towards necessary schemes may be sought through negotiations by the Authority when planning permission is granted for residential development.

- 1.7 Finally however, Government advice, makes it clear that any policy should only be seen as a **basis for seeking contributions** and should not be used as a prime determining factor in decision-making. All planning applications should continue to be determined on their own individual merits and contributions only sought if they are essential to allow the development to proceed. This Planning Guidance Note therefore will provide a basis for negotiations for the level of **fair and equitable contributions which may be reasonable in each individual case.**

The Local Plan

- 1.8 The overall basis of the need to provide contributions towards community infrastructure is contained in **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.

- 1.9 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.**
- 1.10 **Para 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 accord with national guidance (currently contained in Circular 1/97 Planning Obligations). Also In accordance with para 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.*
- 1.11 **The relevant policies relating to the provision of specific community and recreation facilities** and associated text give further details. The policies are as follows:

SUBJECT	POLICY NUMBER	POLICY TITLE
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>

1.12 In the transportation chapter the relevant policy reference is:

Transportation	5.20	<i>Development Obligations</i>
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1.13 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**.

1.14 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.

1.15 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.

1.16 This Planning Guidance has been 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 allow implementation in the Plan period.

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 This policy covers sports pitches and other open space such as greens and courts as defined in the National Playing Fields Association "*Six Acre Standard*". The Local Plan explains the justification for using this standard at present.

Indoor Sports Provision

- 2.4. Following expansion of facilities at Blandford, the creation of indoor provision at Shaftesbury and at Sturminster Newton, it is still recognised that expansion and improvement at Gillingham Leisure Centre is necessary as the significant new residential development in town will place additional demand on the facility.

Children's Play Areas and Amenity Open Space

- 2.5. The National Playing Fields Association Standard is applied in the Local Plan. A survey of existing play areas is being carried out and this will indicate over-and under-capacity of existing playgrounds. This and requirements identified by Town and Parish Councils will 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

- 3.4. 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, the community facilities and infrastructure required have been divided into four broad categories:
- **Education**
Additional new-build projects specifically required to meet the demands of the planned increase in the school-age population
 - **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 NPFA standard, unless it is designated as casual play space within housing areas.)

- **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 area and amenity open space. (see Section 6)

- **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 also the remaining rural area, which now incorporates both Stalbridge and Bourton.

Calculation of Costs

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

- **Education**

Costs have been 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 is multiplied by the standard cost of providing a new school place worked out specifically for primary or middle school provision. (There are currently no proposals for secondary school expansion in the Local Plan which are specifically to serve an increase in population).

- **Community Facilities/Leisure**

In most instances, the percentage increase in the number of dwellings to be built by 2011 has been calculated. This percentage is then applied to the development costs of each facility (eg. there is 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 has therefore been attributed to new development).

- **Neighbourhood Halls**

There are three neighbourhood halls planned specifically for major new urban extensions for Blandford and Shaftesbury and are required predominantly to meet the needs of an incoming population. In the case of Blandford, it has been 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 have been attributed.

- **Outdoor Sports**
The NPFA standard of 1.8 ha. per 1000 population of outdoor sports provision is applied here. Using the current average household size in North Dorset of 2.3 persons, this equates to 435 dwellings requiring the provision of a 1.8 ha sports grounds. The costs of developing such a facility is then applied to arrive at a cost per dwelling.
- **Highways Enhancement/Cycleways**
The same methodology as used for *community facilities and leisure* is also applied here to obtain a cost per dwelling

4.4 The **Appendices** show how the costs attributed to Education, Sports Fields and Neighbourhood Halls have been calculated. They also **show the combined total of all costs on a settlement basis and how a cost per dwelling is derived.**

5. Development in the Villages and Rural Areas (including Stalbridge and Bourton)

- 5.1** Housing development in the villages and rural areas is to be generally restrained and therefore demands upon existing local facilities will be minimised. However additional housing development may give rise to increased use of leisure and outdoor sports facilities, in the nearest service town serving the local rural catchment area. (The attached plan shows the catchment areas of each of the four main towns in the District). Contributions therefore may be sought towards the cost of additional facilities within the respective service town serving the catchment area within which the development is situated.
- 5.2** The methodology used to calculate costs for the villages and the rural area, involves both a standard for built provision of 110m² per 1000 increase in population (see Local Plan paragraph 4.10) and a standard for playing pitch provision of 1.8 hectares per 1000 increase in population. (NPFA standard, see policy 4.6) This methodology is used as there is a shortfall in both built community / leisure facilities and in sports pitch provision, generally across the District.
- 5.3** Where residential development in a village or its adjoining rural area, creates a further identifiable need to develop, improve or replace a local community facility, then the developer may be required to make appropriate provision, having regard to the type, location, scale and impact of the development proposed. (See Local Plan Policy 1.8.9)

6. The Provision of Children's Play Space

- 6.1** The requirements for children's play spaces is taken from the National Playing Fields Association Standard and is applied on a site-by-site basis. A population for the proposed development is calculated and thus areas required for play spaces can be identified. The requirements for a site can be ascertained using the average household size for the district.
- 6.2** Para 4.25 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 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 NPFA 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 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, in accordance with PPG 17 para 20.
- 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 NPFA 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 circular 1/97 para B14.

7. Payment of the Contribution

(a) Non Implementation of the Community Facility/Infrastructure

- 7.1** In these cases the pro-rata element of the contribution which corresponds with the cost of the non-implemented community facilities or infrastructure, **will be paid back to the developer at the end of the plan period; 31st December 2011, or after 10 years**, from the date of payment to the Council, whichever is later. The amount of contribution which is repayable will also include interest calculated at a rate of 3% per annum below the applicable Bank of England base rate.

(b) Implementation of the Community Facility/Infrastructure

- 7.2** This contribution policy is expected to remain in force for the currency of the Plan Period to 2011. In the event of the implementation of any of the facilities or infrastructure projects covered by this PGN, **the policy will be to seek retrospective contributions** from housing developers. This will be necessary **in cases where the housing allocation in the existing Plan to 2011 still has to be fully constructed**. The contributions have been calculated on the basis of the full housing allocations for each settlement being implemented. Theoretically therefore, if the full contribution has not been met for any one facility, the corresponding shortfall will have been borrowed temporarily from another financial source. The mechanics of this procedure will also ensure that implementation of a project can proceed without having to wait for the construction of all the housing proposed in the Plan.

- 7.3** The **timing of the payment** will be subject to negotiation but full payment will in most circumstances be expected to be made on the grant of full planning permission or at least by the time construction starts.
- 7.4** Agreements in principle will be required on the grant of **outline consent**, however, as the precise number of dwelling types will usually be unknown at this stage, details of payment may only be determined on the receipt of **reserved matters or a full planning application**

8. Monitoring & Review

- 8.1** The Authority intend to update the **contribution calculations** by regularly monitoring of on-going implementation costs. If there are significant changes to predicted costs, there will be a corresponding amendment to the contribution per dwelling. Developers and agents are advised to contact the Planning and Conservation Service at an early stage to ascertain if there have been any updates to the schedule of facilities and costs. Costings will be made available to those applying for relevant planning permission.
- 8.2** The costs will also be reviewed annually to bring them in line with the rate of inflation. For this purpose, the Retail Price Index will be used.

9. Appendices showing the Calculation of Costs and Town Catchment Areas

- 9.1** These appendices show how **costs are derived for education, sports fields and neighbourhood halls.**
- 9.2** Lists of the **necessary facilities and projects** which may need to be subject to contributions have then been provided for each of the **four main towns and also for the remaining rural area.**
- 9.3** The Lists show the combined total of all costs for each settlement, the remaining rural area and how a cost per dwelling is derived.
- 9.4** Finally, a map depicts 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:

- **Overall Policy:**

Planning Policy Unit: **Tel:** 01258 484219
E:mail: Jwindwood@north-dorset.gov.uk

Development Control:

- **Technical Officers:** Tel: 01258 484223 / 484227

Edition 6: Dated June 2003

Document File Ref g:\planning\plans\contributions\Planning Guidance Master.doc
Spreadsheet File Ref: g:\planning\plans\contributions\contrib-publication.xls

APPENDICES: CALCULATION OF COSTS ATTRIBUTED TO DEVELOPMENT

1. EDUCATION / SPORTS FIELDS / NEIGHBOURHOOD HALLS:

Apr-07

EDUCATION

Using figures supplied by Dorset Education Authority (based on DfEE cost multipliers)

COST OF SCHOOL EXPANSION PER NEW PLACE

(Building costs only)

FIRST & PRIMARY SCHOOLS	£4,846
MIDDLE SCHOOLS	£5,647

PREDICTED PUPILS PER NEW

DWELLING (by year groups) 0.028 pupils per dwelling

PRIMARY SCHOOL (7no. YEAR GROUPS) 7 no. years

PRIMARY SCHOOL TOTAL 0.196 pupils per dwelling

FIRST SCHOOL (5no. YEAR GROUPS) 5 no. years

FIRST SCHOOL TOTAL 0.140 pupils per dwelling

MIDDLE SCHOOL (4no. YEAR GROUPS) 4 no. years

MIDDLE SCHOOL TOTAL 0.112 pupils per dwelling

COST PER NEW DWELLING

PRIMARY SCHOOLS (£4846 x 0.196) £950

FIRST SCHOOLS (£4846 x 0.140) £678

MIDDLE SCHOOLS (£5647 x 0.112) £632

COSTS BY SETTLEMENT

BLANDFORD

NO OF NEW DWELLINGS 605

TOTAL BUILDING COST OF

PROVISION FOR ADDITIONS TO

MIDDLE SCHOOL (new dwellings x development costs)

£382,641

SHAFTESBURY

NO OF NEW DWELLINGS 953

TOTAL BUILDING COST OF

PROVISION FOR ADDITIONS TO

FIRST & MIDDLE SCHOOLS (new dwellings x development costs)

£1,249,292

GILLINGHAM

NO OF NEW DWELLINGS 986

TOTAL BUILDING COST OF

PROVISION FOR NEW PRIMARY

SCHOOL (new dwellings x development costs)

£936,519

STURMINSTER NEWTON

NO OF NEW DWELLINGS 320

TOTAL BUILDING COST OF

PROVISION FOR ADDITIONS TO

PRIMARY SCHOOL (new dwellings x development costs)

£303,941

COSTS ATTRIBUTED TO THE CONSTRUCTION OF; Recreation Ground (1.8ha)

(Based on N Dorset example at Pimperne)

Groundwork/	£30,000
Car park/access/services	£20,000
Land purchase	£60,000
TOTAL	£110,000

COSTS ATTRIBUTED TO THE CONSTRUCTION OF; Neighbourhood Hall (220m2)

Architect/Planning fees	£15,000
Building (220m2)	£150,000
Car park/access	£10,000
Services	£15,000
Land purchase	£60,000
TOTAL	£250,000

Community/sports building provision (110m2):

Architect/Planning fees	£10,000
Building (110m2)	£75,000
Services	£11,000
Fittings/equipment	£14,000
TOTAL	£110,000
COMBINED TOTAL	£220,000

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

BLANDFORD FORUM / ST MARY		GILLINGHAM		SHAFTESBURY		STURMINSTER NEWTON	
EDUCATION		EDUCATION		EDUCATION		EDUCATION	
Policy 4.2	Milldown Middle School Extension	Policy 4.2/ GH14	New Ham Primary School	Policy 4.2	First & Middle School Extensions and/or new First School	Policy 4.2	William Barnes Primary School Extension
COMMUNITY FACILITIES & LEISURE		COMMUNITY FACILITIES & LEISURE		COMMUNITY FACILITIES & LEISURE		COMMUNITY FACILITIES & LEISURE	
Policy 1.9.9	Corn Exchange Improvement	Policy 4.3	New Central Community Hall	Policy SB3	Informal Recreation at Castle Hill Slopes	Policy 4.3	Sports Centre (Retrospective)
Policy BL7	Informal Recreation at Milldown	Policy 4.7/GH 21	Leisure Centre Improvement	Policy SB 11	Additions to cemetery	Policy SN7	Replacement Central Community Hall
Policy BL7	Informal Recreation at Crown Meadows	Policy 4.3	Youth Centre Improvement	Policy SB 11	Additional allotments	Policy SN9	Butts Pond Amenity Area and Green Corridor
		Policy GH16/ 17	Informal Recreation at Chantry Fields and the Royal Forest				
NEIGHBOURHOOD HALLS				NEIGHBOURHOOD HALL			
Policy 4.3	Blandford St Mary (220m2)			Policy 4.3	Eastern District Neighbourhood Hall (330m2)		
Policy 4.3	W. of Shaftesbury Lane (220m2)						
OUTDOOR SPORTS		OUTDOOR SPORTS		OUTDOOR SPORTS			
Policy 4.5	Additional sports pitches: N of by-pass	Policy 4.5	Additional provision at Hardings La. adj to Football Club	Policy 4.5 SB11 SB14	Additional provision at Shaftesbury Sch, Wincombe La, 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 Sq. 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	Combined cycletrack/footway along the A354 between Blandford and Pimperne.	Policy GH20	Footpath/cycleway link: Lodden View to proposed Ham Primary School, & new river bridge	Paragr aph 37.6.14	Pedestrian and cyclist improvements along Coppice St and a new cycleway / footway between St Martins La and Salisbury St.		
Policy BL12	Cycling and walking facilities Black Lane: Wimborne Rd towards Blandford Camp.	Policy GH28	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. Junc., (inc town centre enhancements)			Policy SN11	Town Centre Traffic management measures: B3091/92

BLANDFORD FORUM, including Blandford St Mary

TOWN PLAN INSET AREA

APRIL 2007

CONTRIBUTIONS CALCULATION	Facility and Type	Cost	% element due to development	contribution element	% of total contributions
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Total Dwellings by 2011	4908
To be built 1998-2011	605
% to be built	12%

Sub Total	EDUCATION	£427,806	100%	£427,806	29%
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Sub Total	COMMUNITY FACILITIES & LEISURE	£2,571,483	12%	£308,578	21%
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Sub Total	NEIGHBOURHOOD HALLS	£559,018	50%	£279,509	19%
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Sub Total	OUTDOOR SPORTS 100% (605 dwellings @ £250)	£169,103	100%	£169,103	12%
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Sub Total	HIGHWAYS ENHANCEMENT / CYCLEWAYS	£2,238,072	12%	£268,329	19%
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TOTALS		£5,965,482		£1,453,325	100%
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£1,453,325 / 605 DWELLINGS =	COSTS PER DWELLING	ROUNDED
COST PER DWELLING (2/3 BED)	£2,404	£2,405
1 BED VARIANCE (-20%)	£1,923	£1,925
4+ BED VARIANCE (+20%)	£2,884	£2,885
RETIREMENT DWELLINGS (43%) (Excludes education and outdoor sports)	£1,369	£1,370

GILLINGHAM

TOWN PLAN INSET AREA

APRIL 2007

CONTRIBUTIONS CALCULATION	Facility and Type	Cost	% element due to development	contribution element	% of total contributions
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Total Dwellings by 2011	4859
To be built 1998-2011	986
% to be built	20%

Sub Total	EDUCATION	£1,047,062	100%	£1,047,062	37%
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Sub Total	COMMUNITY FACILITIES & LEISURE	£5,590,182	20%	£1,118,036	39%
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Sub Total	OUTDOOR SPORTS	£275,596	100%	£275,596	10%
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Sub Total	HIGHWAYS ENHANCEMENT / CYCLEWAYS	£1,956,564	20%	£391,313	14%
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TOTALS		£8,869,404		£2,832,007	100%
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£2,832,007 / 986 DWELLINGS =	COSTS PER DWELLING	ROUNDED
COST PER DWELLING (2/3 BED)	£2,873	£2,875
1 BED VARIANCE (-20%)	£2,298	£2,300
4+ BED VARIANCE (+20%)	£3,449	£3,500
RETIREMENT DWELLINGS (-60%) (Excludes education and outdoor sports)	£1,152	£1,155

SHAFTESBURY TOWN PLAN INSET AREA APRIL 2007

CONTRIBUTIONS CALCULATION	Facility and Type	Cost	% element due to development	contribution element	% of total contributions
Total Dwellings by 2011	3917				
To be built 1998-2011	953				
% to be built	24%				
Sub Total	EDUCATION 100%(953 dwellings @ £1311)	£1,396,754	100%	£1,396,754	56%
Sub Total	COMMUNITY FACILITIES & LEISURE	£447,215	24%	£107,332	4%
Sub Total	NEIGHBOURHOOD HALL	£419,264	75%	£314,448	13%
Sub Total	OUTDOOR SPORTS 100% (953 dwellings @£250)	£266,372	100%	£266,372	11%
Sub Total	HIGHWAYS ENHANCEMENT / CYCLEWAYS	£1,677,055	24%	£402,493	16%
TOTALS		£4,206,660		£2,487,399	100%

£2,487,399 / 953 DWELLINGS =	COSTS PER DWELLING	ROUNDED
COST PER DWELLING (2/3 BED)	£2,611	£2,615
1 BED VARIANCE (-20%)	£2,091	£2,090
4+ BED VARIANCE (+20%)	£3,130	£3,130
RETIREMENT DWELLINGS (-52%) (Excludes education and outdoor sports)	£1,252	£1,255

STURMINSTER NEWTON TOWN PLAN INSET AREA APRIL 2007

CONTRIBUTIONS CALCULATION	Facility and Type	Cost	% element due to development	contribution element	% of total contributions
Total Dwellings by 2011	1732				
To be built 1998-2011	320				
% to be built	18%				
Sub Total	EDUCATION 100% 320 dwellings @ £950)	£339,817	100%	£339,817	46%
Sub Total	COMMUNITY FACILITIES & LEISURE	£1,677,055	18%	£301,870	41%
Sub Total	HIGHWAYS ENHANCEMENT / CYCLEWAYS	£559,018	18%	£100,623	13%
TOTALS		£2,575,890		£742,310	100%

£742,310 / 320 DWELLINGS =	COSTS PER DWELLING	ROUNDED
COST PER DWELLING (2/3 BED)	£2,320	£2,320
1 BED VARIANCE (-20%)	£1,856	£1,856
4+ BED VARIANCE (+20%)	£2,784	£2,784
RETIREMENT DWELLINGS (-46%) (Excludes education)	£1,253	£1,255

VILLAGES / RURAL AREAS

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	£122,984	100%	£122,984	50%
Policy 4.6	Cost of 1.8 ha outdoor sport provision	£122,984	100%	£122,984	50%
TOTAL		£245,968		£245,968	100%

No of dwellings per 1000 pop = 1000 / average household size of 2.3 persons = 435

£245,968 / 435 DWELLINGS =	COSTS PER DWELLING	ROUNDED
COST PER DWELLING (2/3 BED)	£559	£560
1 BED VARIANCE (-20%)	£447	£450
4+ BED VARIANCE (+20%)	£671	£670
RETIREMENT DWELLINGS (-50%) (Excludes outdoor sports)	£278	£280