



Local Development Framework for South Kesteven

Planning Obligations Supplementary Planning Document Version 1.1

Consultation December 2011



Planning Obligations SPD

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1 General Principles

1.1 Introduction

1.1.1 New development often creates demand for additional or improved community facilities and services. Without meeting this demand, there could be a detrimental effect upon the quality of the environment and local amenity. In addition to this, development is required to make provision for affordable housing. Planning Obligations, which are also known as Section 106 Agreements, are the mechanism that local authorities use to secure such measures and to ensure the enhancement of both the development and the wider environment. They are governed by the tests set out in Circular 2005/05⁽¹⁾ which must be satisfied in order for Planning Obligations to be required.

1.1.2 This Supplementary Planning Document (SPD) is intended to help to ensure development proposals make a positive contribution to sustainable development by providing social, economic and environmental benefits to the community as a whole. In addition to this it will help to increase understanding of Planning Obligations and enable applicants to take the potential costs of a proposed development into account at the earliest opportunity.

1.1.3 The SPD is split into two sections. Section One deals with the Council's general principles in relation to Planning Obligations, then Section Two explains the thresholds and formulae used to calculate the level of Planning Obligations the Council may seek.

1.1.4 Once it has been adopted by the Council, this SPD will become a material consideration in determining planning applications and if development proposals do not comply, the SPD may be used as a reason or as part of the reason for refusing planning permission.

1.1.5 Within this document the term Planning Obligations is intended to address the wide range of matters covered by legal agreements from financial contributions to the on-going maintenance and management of facilities and services.

1.1.6 Where required, a completed Section 106 Agreement must be agreed and in place before planning permission is able to be granted. Therefore it is advisable for all potential applicants to contact the Council at the beginning of the development process to discuss their proposals and clarify whether there is likely to be a requirement for a Section 106 Agreement and the nature of obligations likely to be sought.

1.1.7 The Council has adopted a protocol in relation to Section 106 agreements and ideally, a complete (but for the final signing by the parties) Section 106 agreement shall be submitted upon formal submission of the planning application. At the bare minimum, major planning applications that require a Section 106 agreement shall be accompanied by detailed heads of terms for a draft Section 106 agreement. This should include the agreed financial sums (if relevant) to be paid and the agreed "trigger points" and/or timescales for when those payments are to be made.

1 <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

1.1.8 On formal submission of the planning application the applicant should arrange for the Council's Legal Executive, to have the following information:

- Epitome of the Title to the land if it is unregistered or up to date official copies of the register and filed plan if it is registered
- Full company name, registered office and company number for the applicant (if applicable)
- Whether a mortgagee is party to the agreement, and if so, details of that mortgagee.
- Details of the applicant's solicitor (name, address, phone number and email address).

1.1.9 The target for the completion of the Agreement shall be the normal period for the determination of the related planning application (i.e. 8-13 weeks for most applications, 16 weeks for those applications involving an Environmental Assessment).

1.1.10 Where an agreement has not been concluded (but for signing) prior to Committee (and the application is recommended for approval) a period not exceeding six weeks post the date of the Committee shall be set for the completion (including signing) of the agreement.

1.1.11 In the event that the agreement has not been concluded and where in the opinion of the Lead Professional, acting in consultation with the Chairman/Vice Chairman of the Development Control Committee, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary infrastructure or community contributions essential to make what would otherwise be an unacceptable development acceptable have not been forthcoming.

1.2 Purpose of the SPD

1.2.1 This SPD has been prepared to set out the Council's approach, policies and procedures for Planning Obligations. In doing so it aims to allow applicants to take into account the potential costs of development proposals at the earliest opportunity, whilst also increasing understanding.

1.2.2 The document aims to:

- Give an indication of the requirements that are likely to be needed to make development acceptable which would be otherwise unacceptable in planning terms.
- Set out guidance on standard formulae for calculating contributions wherever appropriate.

1.2.3 Some of the main issues expected to arise in considering development proposals (although not all will apply to a specific proposal) are:

- Provision of affordable housing and/or special needs accommodation
- Provision of lifetime homes
- Improvements for people with limited or restricted mobility
- Improvements to, and/or provision of, public transport, highways, cycleways and pedestrian routes
- Provision of car parking for public use

- Improvements to and/or provision of community buildings and/or facilities and green spaces for recreation, social, leisure, health and education purposes
- Improvements to and provision of sports facilities
- Maintenance of green spaces or landscaping
- Conservation and/or provision of land and water for nature conservation and amenity
- Conservation of buildings, structures and places of historic, architectural or archaeological interest
- Provision of recycling facilities and renewable energy measures
- Provision of public art or sculpture
- Provision of, and/or improvement to, public toilet and crèche facilities
- Public realm improvements
- Community safety measures (including CCTV)
- Provision of, and/or improvements to, educational facilities
- Provision of, and/or improvements to, childcare
- Provision of, and/or improvements to, healthcare facilities
- Employment and training initiatives
- Securing an acceptable balance of uses within mixed development
- Water management, drainage and flood prevention
- Fire and Rescue services
- Police services
- Climate change
- Air Quality Management
- Community Trusts

1.2.4 This list should not be seen as exhaustive as there are numerous other matters which may also be the subject of Planning Obligations.

1.2.5 It is intended that this document will assist with pre-application discussions and be considered as a material planning consideration in determining planning applications.

1.2.6 This SPD does not cover every possible circumstance that may need to be considered in a Planning Obligation. Instead it focuses on the use of Planning Obligations to address the likely impact of development in the majority of cases.

1.2.7 The Council may wish to negotiate other forms of contributions depending on the individual circumstances of a site and proposal, where Planning Obligations are necessary, relevant and related to the proposed development in order to secure acceptable development and meet the aims and objectives of the Council's Core Strategy.

1.3 Status of the SPD

1.3.1 Development proposals that require the provision of Planning Obligations should be made in accordance with the policies of the adopted South Kesteven District Council (SKDC) Core Strategy⁽²⁾, together with the Grantham Area Action Plan and Site Allocation and Policies Development Plan Document (following their adoption in 2012) and this SPD, which constitutes an important material consideration in the decision making process.

2 <http://www.southkesteven.gov.uk/index.aspx?articleid=2910>

1.3.2 The SPD has been prepared in accordance with Planning Policy Statement 12: Local Spatial Planning⁽³⁾, and the associated Town and Country Planning (Local Development) (England) Regulations.

1.3.3 Amendments to the Planning and Compulsory Purchase Act 2004 mean that there is no longer a requirement to prepare a Sustainability Appraisal (SA) alongside the preparation of an SPD where the parent policy has been subject to an SA, unless it is an area based SPD where there might be wider effects. Policy SP4 as the parent Core Strategy policy was subject to an SA and, therefore, there is no SA attached to the development of this document.

1.4 Policy Framework

1.4.1 Planning Obligations are legal agreements made under Section 106 of the Town and Country Planning Act 1990 (as amended by Section 12(1) of the Planning and Compensation Act 1991) normally in association with planning permissions for new development.

1.4.2 They usually relate to an aspect of development which cannot be controlled through the imposition of a planning condition or by other statutory controls. They can serve various purposes including:

- Restricting the use of land
- Requiring specific operations to be carried out, in, on, under or over the land
- Requiring land to be used in a specific way
- Requiring a sum or sums to be paid to the Local Planning Authority on a specified date or dates, or periodically

1.4.3 Planning Policy Statement 1: Delivering Sustainable Development⁽⁴⁾, and the Planning and Climate Change supplement which sits alongside it set out the Government's overarching policy on the delivery of sustainable development through the planning system.

1.4.4 Planning Policy Statement 3: Housing (PPS3)⁽⁵⁾ sets out a national indicative minimum site size threshold of 15 dwellings for the provision of affordable housing. Councils can, however, set their own minimum thresholds lower than 15 dwellings where viable and practicable. These can be achieved through setting different proportions of affordable housing to be sought for a series of site-size thresholds over the plan area.

1.4.5 PPS3 clarifies the definition of affordable housing, within which social rented and intermediate housing is included. Social rented housing is rented housing owned by local authorities and registered social landlords/registered housing providers. Intermediate housing is housing at prices and rents above those for social rent, but below market prices or rents and which meets certain specified criteria. These can include intermediate rented homes, discounted sale and New Build HomeBuy. Low cost market housing is specifically excluded from the definition. On the 9th June 2011 PPS3 was amended to include a new affordable rent tenure which is defined as *"Rented housing let by registered providers of*

3 <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

4 <http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement1>

5 <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 percent of the local market rent."

1.4.6 Councils are required to set an overall target for the amount of affordable housing to be provided which reflects an informed assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely level of finance available for affordable housing, including public subsidy and the level of applicant contributions that can reasonably be secured.

1.4.7 The adopted South Kesteven District Council Core Strategy (Policy H3) states that development of 5 or more dwellings should make appropriate provision for affordable housing within the development site. On small sites of between 5-14 dwellings provision may be made either on-site, off-site, or as a commuted sum in lieu of on-site provision, or a mixture of these may be appropriate depending upon the viability of the individual site.

1.4.8 The South Kesteven District Council Core Strategy states that where affordable housing is to be provided on-site, a target rate of 35% of the total capacity of the scheme should be affordable. This is expected to include a mix of socially rented and intermediate housing appropriate to the current evidence of local need.

1.4.9 Planning Policy Guidance 13: Transport⁽⁶⁾ (PPG 13) sets out a clear statement of the principle of seeking contributions to support transport improvements as part of a new development, particularly public transport and sustainable travel modes.

1.4.10 PPG13 states that the development plan should indicate the likely nature and scope of contributions which will be sought towards transport improvements as part of development in particular areas, or on key sites. This gives greater certainty to applicants about what they might be expected to contribute from development proposals and provides a better basis for investment decisions in the plan area.

1.4.11 The Communities and Local Government Circular 05/2005⁽⁷⁾ sets out the Government's guidance on the use of Planning Obligations which are negotiated agreements between Local Planning Authorities and individuals with an interest in the land. Planning Obligations are enforceable by the Local Planning Authority. They may be used to:

- Prescribe the nature of the development (e.g. by requiring that a given proportion of housing is affordable)
- Secure a contribution from an applicant to compensate for loss or damage created by a development (e.g. loss of open space)
- Mitigate a development's impact (e.g. through increased provision for transport)

1.4.12 Planning Obligations can be secured through unilateral undertaking by applicants. Contributions may either be in-kind or in the form of a financial contribution.

6 <http://www.communities.gov.uk/publications/planningandbuilding/ppg13>

7 <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

1.4.13 Planning Obligations run with the land in the same way that a planning permission does. Therefore they are enforceable against the applicant who originally entered into the agreement and any person who subsequently acquires an interest in that land. They are registered as a land charge and form part of the planning register which is available for public inspection.

1.4.14 If the applicant is required to undertake certain actions under the terms of the legal agreement then there may be a specified time frame within which this must occur. The planning permission may refer to the phasing of development and consequently the agreement may make provisions that are in line with this phasing arrangement.

1.4.15 Circular 05/2005 sets out the following tests which must be satisfied in order for Planning Obligations to be required:

- Necessary to make the proposed development acceptable in planning terms
- Directly related to the proposed development
- Fairly and reasonably related in scale and kind to the proposed development
- Relevant to planning
- Reasonable in all other respects

1.4.16 The Government's policy in respect of Planning Obligations (as set out in Circular 05/2005) has been well established for some time. In recent years the interpretation of its policy tests has become much wider, and it has become common for local authorities to adopt a tariff based approach requiring general financial contributions towards the delivery of infrastructure. On a strict interpretation of the Circular 05/2005 policy tests, it is arguable that many of these contributions could be said to neither be 'necessary' nor 'directly related to development'.

1.4.17 This SPD seeks to ensure that contributions will only be sought from development where there is a recognised need to mitigate the impact of the development proposal. If there is sufficient infrastructure capacity within the catchment area of the development site e.g. sufficient spare capacity within the school to accommodate the pupil numbers generated by development, then contributions will not normally be sought in the area of infrastructure where this applies.

1.4.18 From the 6th April 2010 these policy tests were given legal force through Regulation 122 of the CIL Regulations 2010⁽⁸⁾. Regulation 122 provides that "a Planning Obligation may only constitute a reason for granting planning permission if the obligation is:

- a. Necessary to make the development acceptable in planning terms
- b. Directly related to the development; and
- c. Fairly and reasonably related to the scale and kind of the development."

1.4.19 Government guidance states that applicants may reasonably be expected to pay for, or contribute to, the costs of all or part of any additional infrastructure necessitated by their development. It is not legitimate to allow unacceptable development because an applicant offers benefits or inducements that do not make the development any more acceptable in planning terms. Furthermore an obligation should not be used as a means

8 <http://www.legislation.gov.uk/ukxi/2010/948/contents/made>

of securing the local community a share in an applicant's profits. Applicants should not be expected to pay for facilities that are needed solely to remedy existing deficiencies or to help achieve wider planning objectives that are not necessary to allow consent to be given to a particular development.

1.4.20 Using Planning Obligations aims to ensure that development proposals comply, as far as is practicable, with local, regional or national policy and in doing so contribute towards providing sustainable development.

1.4.21 The District Council is the local planning authority for determining planning applications within South Kesteven District. The infrastructure and community facilities arising from policies, aims and objectives of the Core Strategy, the types of development they apply to and the trigger thresholds are set out in Section Two of the SPD.

1.4.22 Any development proposal that requires the use of Planning Obligations will require a range of planning issues to be considered and as a result a selection of policies in the Core Strategy will be applicable. The following will be of particular relevance:

- SP1 – Spatial Strategy
- SP2 – Sustainable Communities
- SP3 – Sustainable Integrated Transport
- SP4 – Developer Contributions
- EN1 – Protection and Enhancement of the Character of the District
- EN2 – Reducing the Risk of Flooding
- EN3 – Renewable Energy Generation
- EN4 – Sustainable Construction and Design
- H1 – Residential Development
- H2 – Urban Extensions
- H3 – Affordable Housing
- H4 – Gypsies and Travellers
- H5 – Travelling Show People
- E1 – Employment Development
- E2 – Town Centre and Retail Development

1.4.23 Core Strategy Policy SP4: Developer Contributions deals with Planning Obligations and states that:

1.4.24 *“The Council will enter into planning obligations with developers to secure the provision of (or financial contributions towards) infrastructure and community benefits which the Council considers are necessary in conjunction with development. Planning Obligations will cover those matters which would otherwise result in planning permission being withheld and should enhance the overall quality of a development. The requirements of a planning obligation must be:*

- *Necessary to make the development acceptable in planning terms*
- *Directly related to the development*
- *Fairly and reasonably related in scale and kind to the development*

1.4.25 *A Community Infrastructure Levy will be charged throughout the District. Most types of development will be able to pay the charge, which will be based on a formula which relates to the size of the development. Different rates will be applied to defined zones within the District. The charging schedule will include the rates, identify the charging zones and provide details of the processes involved. Site specific requirements will be secured using dedicated Section 106 Agreements negotiated on an individual site basis. Facilities provided by such agreements will normally be located on site but may, exceptionally, be provided nearby.”*

1.4.26 In some situations, development may occur outside of the District boundary but affect the infrastructure requirements of South Kesteven. When cross boundary issues like this arise, then the Council will advise the relevant neighbouring authorities about which contributions will need to be secured in order to mitigate the effects of the development within the District.

The South Kesteven District Council Priority Themes

1.4.27 The Council's four priority themes are:

- Grow the economy
- Keep South Kesteven clean, green and healthy
- Promote leisure, arts and culture
- Support good housing for all

1.4.28 These priorities themes, together with any future Council priorities, will be taken into account when negotiating Planning Obligations by considering which of the contributions required could help to deliver the Council's priorities.

1.5 Community Infrastructure Levy

1.5.1 In April 2010 the previous Government published the Community Infrastructure Levy (CIL) Regulations. Following the change of Government in May 2010, the Conservative and Liberal Democrat Coalition announced that it intends to adjust the CIL regulations. In April 2011 the amended regulations came into force. Under the current regulations, the CIL will be a standard charge decided by Local Authorities and levied on new development. Under the CIL Section 106 Agreements can still be used for site specific mitigation measures and for pooling contributions for infrastructure that can be collected up until April 2014 (or until a CIL has been adopted). Affordable Housing will not be included in CIL and will continue to be secured through Section 106 Agreements.

1.5.2 CIL is intended to help pay for the infrastructure required to serve new development. This includes development that does not require planning permission. CIL will not however be used to remedy pre-existing deficiencies unless the new development makes deficiency more severe. CIL is an optional charge available to local authorities in England. Authorities that wish to charge a CIL need to develop and adopt a charging schedule.

1.5.3 South Kesteven District Council intends to develop a CIL by 2014. However in the interim period this Planning Obligations SPD is intended to provide guidance on the use of Section 106 Agreements for securing the infrastructure required to accommodate development.

1.6 Priorities

1.6.1 Planning Obligations will be negotiated on a site-by-site basis. The priority given to any particular type of Planning Obligation will be at the discretion of the Council.

1.6.2 It is not possible to prioritise District wide requirements to any degree in this document. Each development proposal across the District will have different circumstances. Priorities may vary and depend upon a number of factors including local need as well as central and local Government guidance.

1.6.3 It is not possible to prescribe a simple order of priorities that will be applicable in all cases or potential situations because each case will be different, often in several respects, for example, in relation to:

- The needs of the local community for different types of provision
- The number, range and scale of provision that could realistically or justifiably be sought in planning terms
- The characteristics of a particular site or development
- What a particular development can viably support financially
- Whether the need for one or more items of provision or contribution is considered so important that development should be refused if it were not forthcoming

1.6.4 In cases where applicants claim that the scale and/or range of items for which provision and/or contributions are being sought, would be too burdensome, inappropriate, not justified or otherwise unreasonable, the onus will be on the applicant to make a convincing case for any reduction in the scale and/or scope of the contributions. In considering the applicants' cases, the Council will, where appropriate, involve other stakeholders such as service providers in assessing priorities.

1.6.5 In addition to the requirements highlighted in this SPD, there may be site-specific requirements that can only be known as an application progresses. These would also need to be included in the Section 106 Agreement.

1.7 Thresholds for Contributions

1.7.1 The thresholds at which the Council will seek Planning Obligations are set out below:

Table 1a: Contributions Threshold Guide (Residential)

Table 1a: Contributions Threshold Guide (Residential)

LAND USE - RESIDENTIAL	
Contribution	Threshold
Affordable Housing	5 dwellings or more
Informal/Natural Greenspace	10 dwellings or more
Outdoor Sports Space	10 dwellings or more

LAND USE - RESIDENTIAL	
Children and Young Peoples Equipped Space	10 dwellings or more
Allotments	10 dwellings or more
Parks and Recreation Grounds	10 dwellings or more
Highways and Transportation	No lower threshold
Public Art/Public Realm	50 dwellings or more
Education	10 dwellings or more
Further Education	100 dwellings or more
Community Centres and Village Halls	5 dwellings or more
Library facilities	5 dwellings or more
Sports Facilities	10 dwellings or more
Healthcare Facilities	5 dwellings or more
Community Safety	1,000 dwellings or more
Fire and Rescue	No lower threshold
Childcare	300 dwellings or more
Lifetime Homes	10 dwellings or more
Employment and Training Initiatives	100 dwellings or more
Natural Environment	No lower threshold
Flooding	No lower threshold
Built Heritage and Archaeological Interest	No lower threshold
Renewable Energy	No lower threshold
Air Quality Management	80 dwellings or more unless located within an existing Air Quality Management Area where there will be no lower threshold
Household Waste and Recycling	5 dwellings
Community Trusts	Case-by-case basis

Table 1b: Contributions Threshold Guide (Commercial)

Table 1b: Contributions Threshold Guide (Commercial)

LAND USE - COMMERCIAL	
Contribution	Threshold
Highways and Transportation	No lower threshold
Public Realm/Public Art	1,000 sqm gross floor space or more
Community Safety	5,000 sqm gross floor space or more
Fire and Rescue	No lower threshold
Employment and Training Initiatives	1,000 sqm gross floor space or more and/or an increase of 25 or more employees
Natural Environment	No lower threshold
Flooding	No lower threshold
Built Heritage and Archaeological Interest	No lower threshold
Renewable Energy Measures	No lower threshold
Air Quality Management	1,000 sqm floor space unless located within an existing Air Quality Management Area where there will be no lower threshold

Table 1c: Contributions Threshold Guide (Other)

Table 1c: Contributions Threshold Guide (Other)

LAND USE - OTHER	
Contribution	Threshold
As required	Case-by-case basis

1.7.2 These thresholds should be read as a guide for normal procedure and are set at practical levels which can be easily identified and measured. Each planning application will be judged on its own merits and taking into account local and District wide concerns. There may be some areas, such as biodiversity and nature conservation, where no minimum threshold is applicable as the impacts of even the smallest development will need to be minimised.

1.7.3 Planning Obligations will be sought on developments below these thresholds if the Council feels that the site in question is part of a larger development site, particularly where the smaller application is being used as a way to avoid Planning Obligations. When determining contributions, the Council will examine the cumulative impact of a number of

adjoining small developments, or additional developments on the edge of previously developed sites. Developing sites incrementally or sub-dividing a site to avoid contributions will not be acceptable.

1.7.4 This includes cases where one site is divided between different applicants, or is proposed to be developed in a phased manner. The needs generated by the site as a whole should be assessed and used as the basis on which to seek contributions. This is to ensure that the necessary contributions are divided fairly between applicants on the whole site and so that services and facilities, to meet identical needs, can be delivered in a comprehensive, rather than piecemeal fashion.

1.8 In-Kind Obligations

1.8.1 The presumption will be that applicants will undertake provision of facilities themselves either on-site or off-site. However, there will be times when the Council wishes to provide certain facilities itself. Under such circumstances, the Council may wish to receive the freehold of a fully serviced and accessible land parcel free of charge from the applicant, together with a financial contribution in lieu of the applicant providing the facilities.

1.9 Financial Contributions

1.9.1 In situations where it is not possible to provide facilities on-site or off-site a financial contribution will be required to be made to mitigate this.

1.9.2 Financial contributions will normally be required to be paid upon commencement of development. However, there may be circumstances where payments can occur at different stages during development, such as upon first legal completion of a dwelling. For the purposes of this SPD, legal completion is defined as the exchange of contracts upon purchase.

1.9.3 All Section 106 Agreements will include trigger points for the payment of financial contributions as well as setting out the timescales for spending contributions secured.

1.9.4 All financial contributions received by the Council will be held within separate departmental Section 106 accounts by the department that will assign contributions to the capital programme. In some circumstances, South Kesteven District Council will require other parties, such as Lincolnshire County Council, to appropriately hold and monitor contributions. Any contributions that remain unspent at the end of the time period specified in the Section 106 Agreement may be repaid to the applicant upon their written request.

1.9.5 Clauses specifying that the Council will repay any leftover sums together with any interest accrued on these will not normally be inserted into the Section 106 Agreement. Such clauses would only be used at the applicant's express request and where clear justification is given.

1.9.6 Appendix A sets out a Financial Contribution Matrix which will be updated on an annual basis using the Retail Prices Index or other appropriate indices to reflect current costs. Unless specifically stated otherwise, the formulae for calculating contributions will remain the same and only the figures will be updated.

Existing uses

1.9.7 For the majority of contributions the existing use of the site will be taken into account when determining the level of contributions required. For example, for residential developments, all contributions will be based upon the net increase in population anticipated by the new development. If the proposals result in a lower population then contributions may not be sought. For highways contributions, the level will be dependent upon the anticipated increase in trip generation.

1.9.8 The exception to this is affordable housing. The level of affordable housing will be determined by the net increase in dwellings proposed in the new development.

1.10 Unilateral Undertakings

1.10.1 A Unilateral Undertaking is normally used where an applicant offers a Planning Obligation(s) in support of a planning application at a planning appeal. In some circumstances, however, an applicant may offer a unilateral undertaking outside of the planning appeal process. Unilateral Undertakings bind the applicant to their terms but not the District Council. When they are submitted in connection with an appeal, the appellant's solicitors usually draft the Undertaking, although the Council will normally welcome an opportunity to discuss the terms prior to submission to the Inspector.

1.10.2 Where a planning permission is being determined by appeal, the Inspector will require a completed Section 106 Agreement prior to the close of the Hearing or Public Inquiry (cases where one or more grounds for appeal relate closely to Planning Obligations are unlikely to be appropriate to be dealt with through written representations).

1.10.3 If the applicant and the Council cannot agree upon the terms and conditions of the Planning Obligations, then the Town and Country Planning Act 1990, makes provision for applicants to enter into a legal agreement by making a Unilateral Undertaking. This situation is most likely to occur at appeals where there are planning objections which only a legal agreement can resolve, but the parties cannot reach agreement. It will then be for the Inspector to determine the appropriateness of the terms of the legal agreement in relation to the development proposal.

1.11 Index Linking and Late Payment Interest

1.11.1 All financial contributions will be index linked to ensure that the value of contributions within Section 106 Agreements are maintained from the date of the decision to grant permission through until the date that the development commences or, as specified in the agreement, a later payment date.

1.11.2 All financial contributions specified within Section 106 Agreements will be index linked from the date of final agreed Heads of Terms using the Retail Prices Index or other appropriate indices. However, applicants will be granted a six month grace period from this date before payment will be subject to indexation. If payment is made within six months of the date on which final Heads of Terms are agreed, no indexation will apply.

1.11.3 Late payment interest becomes payable when payment due under a Section 106 Agreement is late and is levied, on a per annum basis at 3% above the base lending rate for the Cooperative Bank. Interest will be charged daily from the date payment was due until the date of payment.

1.12 Pooling of Contributions

1.12.1 Circular 05/2005 advises that where the combined impact of several developments creates the need for infrastructure, the Council may pool contributions. Infrastructure requirements may be identified and their cost calculated, based on the cumulative impact of developments. The cost of this infrastructure would then be split proportionately relating to the needs arising from the development to ensure that it is provided in a fair and equitable manner.

1.12.2 In addition to this, the Circular states that where items of infrastructure, which have been made necessary by the cumulative impact of a series of developments, are provided before all developments have come forward, then the later developments may still be required to contribute to the relevant proportion of the costs and expenditure time limited.

1.12.3 In cases where individual development will have some impact, but not sufficient enough to justify the needs for a discrete piece of infrastructure, the Council may still seek monetary contributions towards future provision so long as the need is demonstrated.

1.13 Review of Figures

1.13.1 To ensure best value, the Council will annually review all figures used in calculating Planning Obligations.

1.13.2 The guidance and legislation upon which the strategy is based may be subject to change and any such changes would be taken into consideration when negotiating Planning Obligations and determining planning applications.

1.13.3 The Financial Contribution Matrix within Appendix A will be updated annually to reflect the most up to date situation.

1.13.4 The working examples contained within Section Two have been calculated using figures from 2010/11. The most recent figures contained in Appendix A should always be used for calculating contributions.

1.14 Maintenance Costs

1.14.1 Under Circular 05/2005, where planning contributions are secured for facilities which are predominantly for the benefit of users of the associated development then it may be appropriate for the maintenance of these facilities to be contributed to, on a proportionate basis, by the applicant, and that this provision may be required in perpetuity.

1.14.2 When development results in a requirement for new facilities and the ownership of these facilities is passed to the Council, then the Council will require a maintenance contribution, normally as a one-off payment. This contribution will normally cover the physical upkeep of the facility and be equivalent to the cost of 30 years' maintenance. Different standards will be applicable to different types of contributions: refer to Section 2 for further information.

1.14.3 Where applicants choose to retain responsibility for a facility then they will be bound to ensure proper maintenance of this through the Section 106 Agreement.

1.15 Economics of Provision

1.15.1 The Council expects all qualifying development, both residential and commercial, to take the full Planning Obligation requirements set out within this document into account when negotiating the price of land. Therefore, before entering into a commitment to purchase a site, applicants should engage with the Council in pre-application discussions.

1.15.2 For the Council to consider reducing or waiving certain requirements, the applicant must be able to demonstrate that there are exceptional abnormal development costs associated with the site which could not reasonably have been foreseen at the time the land was purchased. If a legal commitment to buy the land has not yet been entered into then the Council will expect the applicant to renegotiate the price of the land to reflect the relevant Section 106 requirements.

1.15.3 It is not acceptable for an applicant to pay, or commit to pay, an enhanced purchase price in the expectation that they can then use this to minimise the Planning Obligation requirements. Equally, applicants and other interested parties should engage with the Council and its partners to fully understand the relevant requirements. This may require the applicant to seek professional advice.

1.15.4 If, despite reflection of the Planning Obligations in the purchase price, the applicant claims that they are not able to deliver the full Planning Obligation requirements, they will be required to prove their case through a standard development industry recognised financial appraisal. Such appraisals should be undertaken by the applicant and submitted to the Council. The Council will, if appropriate, appoint a qualified person to review the financial appraisal.

1.15.5 Based upon the review of the financial appraisal the Council will negotiate the terms of the Section 106 Agreement.

1.15.6 For Greenfield (presently undeveloped) sites the expectation is that Planning Obligation requirements will be delivered in full. In the case of Brownfield (previously developed) sites there may be an existing use on the site which has its own value. It is understood that landowners will not normally develop the site for an alternative and potentially more desirable use, unless the value is likely to increase sufficiently above the existing use. Consequently, the financial challenge to meet all Planning Obligations might be greater, and in certain circumstances it may be possible to accept reduced Planning Obligations contributions in order to, for example, achieve a more acceptable land use when considered against the wider spatial objectives of the development plan, including the Council's Core Strategy or any subsequent replacement.

1.16 Legal and Administration Costs

1.16.1 Applicants are required to pay the Council's legal costs for preparing and completing the Section 106 Agreement and where appropriate, those of third parties such as Lincolnshire County Council. Applicants will also be required to cover any abortive legal fees and expenses.

1.16.2 Legal fees will be charged with a minimum overall charge of £500 per agreement.

1.16.3 Applicants will also be required to pay the Council's fees for administering and monitoring the Agreement. Please refer to the Financial Contributions Matrix in Appendix A for the level of fees required.

1.17 Drafting of Agreements

1.17.1 The Council's Legal Services Team or Solicitors acting on behalf of the Council will draft Section 106 Agreements.

1.17.2 The Council's Legal Services Team has standard wording to cover contributions for the following:

- Public Open Space
- Public Realm/Public Art
- Highways and Transportation
- Education
- Town Centre Enhancements/CCTV
- Healthcare
- Community Centres/Village Halls
- Libraries and Heritage Facilities
- Sports Facilities
- Hydrant and Water Works
- Childcare
- Lifetime Homes
- Employment and Training Initiatives
- Household Waste and Recycling

1.17.3 This should enable standard agreements to be concluded rapidly in many cases.

1.17.4 See Appendix E for an example template Section 106 Agreement.

1.18 Monitoring

1.18.1 The Council has an established process for monitoring and managing Section 106 Agreements, including records of the details of all agreements.

1.18.2 The allocation and expenditure of Planning Obligation contributions together with the progress of works and projects is monitored. It is the responsibility of benefiting departments to monitor their contributions, but the Council's Development and Growth Section does provide an overarching monitoring system. All Council Departments which receive Planning Obligation contributions will supply information about the spend programme and progress to the Section 106 Monitoring Officer to enable them to maintain this system.

1.18.3 Bi-annual reports will be submitted to Councillors with details of planning agreements which have been signed together with the amounts negotiated and received. These reports will also provide details of where funds have been committed for projects through the capital programme.

1.19 Contact Details

1.19.1 Whilst this SPD sets out how the Council will apply Planning Obligations so that applicants know in advance what the Council will be seeking, it is recommended that all applicants contact the Council at the earliest opportunity to discuss their requirements. It is advisable to contact a member of the Development Management Team in the first instance.

2 Specific Contributions

2.1 Affordable Housing

Introduction

2.1.1 An adequate supply of housing that is affordable for local incomes is an essential part of a thriving local economy and helps promote social inclusion.

2.1.2 Planning Policy Statement 3: Housing (PPS3), establishes that where there is a demonstrable need for affordable housing within an area, policies should be included within the Local Development Framework which seek the provision of affordable housing on appropriate sites. PPS3 also includes a national definition of affordable housing, upon which the basis for the local definition has been derived.

2.1.3 Core Strategy Policy H3: Affordable Housing states that all developments comprising 5 or more dwellings should make appropriate provision for affordable housing within the development site. On small sites of between 5-14 housing units, provision may be made on-site; off-site or as a commuted sum in lieu of provision, depending on the viability of the individual site.

2.1.4 Where affordable housing is to be provided on-site, a target of up to 35% of the total capacity of a scheme should be affordable. The affordable element will be expected to include a mix of social rented and intermediate housing appropriate to the current evidence of local need.

2.1.5 For the purposes of this SPD, affordable rented, means housing at a rent of up to 80% of market rent. Such rent is to be assessed by an independent member of the Royal Institute of Chartered Surveyors.

2.1.6 All units should be of an appropriate size and type to meet the need identified by the current evidence of housing need for that ward. To achieve this, targets for affordable housing will be set on every allocated site.

2.1.7 In addition to allocated sites, rural exception schemes which are located in or adjacent to a smaller village will be considered acceptable where the scheme clearly meets a proven need for local affordable housing. Such housing should be available in perpetuity on an affordable basis for local need. Sites should be suitable for development in all other respects and meet all other policy requirements for development.

2.1.8 Together with Registered Housing Providers (RHPs) and land owners the Council aims to deliver additional affordable housing in the rural area to meet identified local need. To achieve this, the Council will investigate and identify sites or areas of search to allocate specifically for local affordable housing development (exception sites).

2.1.9 In negotiating the level of affordable housing on sites, the Council will have regard to the overall viability of individual development schemes.

Threshold

2.1.10 Core Strategy Policy H3 states that the Council will seek to secure affordable housing on all developments comprising 5 or more dwellings.

2.1.11 This threshold will be applied to all sites throughout the District. However, as new residential development is not permitted in villages that are not identified as Local Service Centres, the threshold would only apply in such circumstances where there was a conversion scheme forming 5 dwellings.

2.1.12 The Council is currently proposing to develop a separate Affordable Housing SPD, when adopted this will take precedence over the Affordable Housing chapter of this Planning Obligations SPD as it will provide more detailed guidance on the implementation of Policy H3, covering provision of affordable housing both on-site and off-site and rural exception sites.

Level of Contribution

2.1.13 An Affordable Housing Viability Assessment completed in 2009 revealed that because of variations in local land and sales values, as well as building costs, some parts of the District might be able to deliver 40% affordable housing on market schemes, but in others a lower rate of between 20-30% was more likely to be viable. The Peterborough Sub-Region Strategic Housing Market Assessment (SHMA) Update (2010) establishes a need for 38% of the housing requirement to be affordable in the South Kesteven Housing Market Area.

2.1.14 Taking account of these viability issues, Policy H3 establishes a target requirement for market housing schemes to include provision for up to 35% of the scheme as affordable housing, subject to individual site viability. This ensures an appropriate element of affordable housing is provided in association with normal market housing schemes across the District.

2.1.15 The 35% target rate set out in the Core Strategy will also be applicable for renewal of planning permissions on sites which are above the threshold.

Affordable Housing Tenure and Property Type

2.1.16 Affordable housing in South Kesteven is defined as:

2.1.17 *“Housing which is provided for local people who are unable to rent or purchase a house on the open market. Such housing must be made available either to let at rents approved by the local authority, or sold as shared ownership/low cost home intermediate ownership, values also to be approved by the local authority. The Council would prefer affordable housing to be provided by an Registered Housing Provider (RHP). All developers of affordable housing will be encouraged to enter into the Council's Housing Partnership Agreement which establishes a consistent approach to the delivery and management of affordable housing in the district.”*

2.1.18 In order to meet the needs identified in the SHMA, as well as those identified by applicants on the Housing Register, the Council's priority is to secure a minimum of 60% affordable rented housing, with the remaining 40% to be secured as intermediate housing to reflect current housing need and market conditions.

2.1.19 This tenure mix ensures a range of accommodation options for prospective residents, as well as promoting social inclusion and contributing to the long term sustainability of housing developments.

2.1.20 Whilst the preferred ratio is for a 60/40 split in favour of affordable rented accommodation, it's acknowledged that it may not always be appropriate to seek this mix for every development site. The need for particular housing types and tenures can vary greatly across the District between the different housing markets within it. Therefore, the precise tenure mix will reflect local housing need.

2.1.21 There are numerous low cost home ownership options available, for example restricted floor space properties. These do not however come within the definition of affordable housing and will not normally be acceptable as forming part of the affordable housing provision.

2.1.22 The types of properties sought for affordable housing on any given site is dependent upon the affordable housing mix in the area and the mix of properties proposed on the wider site. The aim is to plug the gaps in the local affordable housing supply.

2.1.23 Affordable housing will have to be delivered for the diverse needs of the community. One group that will place increasing demands on housing and other services is the elderly. Government population projections show that South Kesteven will have a significant growth in its older population – those 65 and over are projected to increase from 25,100 (2010) to 42,500 (2030), based on Department for Health POPPI data. This change and implications in terms of health, mobility and need for care will increase the demands for specialist housing, This is especially pertinent given the obvious limitation of traditional residential care homes and the need to reduce the financial burden to the state and individual families of long term placements in residential care. There is a need to realign affordable housing in support of inclusive communities, complying with the Lifetime Home requirements (See the Lifetime Homes section under Accessibility later in this chapter). For all types of affordable housing, applicants should consult with South Kesteven District Council Housing Officers, and Lincolnshire County Council Social Care Officers in establishing the appropriate type, tenure, nomination rights and specifications.

Design and Specification

2.1.24 The Council requires all affordable housing provided in the District to meet the Housing Corporation Design and Quality Standards (2007), or any subsequent standards that amend or replace them. As specified within the core standards, various levels must be achieved based on the requirements of HQI v4 (2007), Code for Sustainable Homes and Building for Life Standards, or any subsequent standards that replace or amend them.

2.1.25 The Code for Sustainable Homes Level 3 is currently required, although this will be reviewed upwards over time in line with the change in the Homes and Communities Agency (HCA) requirements.

2.1.26 For the Building for Life standards, the requirement will be for 12 or more of the questions to receive positive responses. The Council are developing an Affordable Housing SPD to deal with issues other than those related to financial contributions. Should this specify any higher standards, then it will supersede those within this SPD.

2.1.27 There will need to be detailed discussions with applicants regarding how these requirements will be met.

2.1.28 Applicants must ensure that affordable properties are integrated into the overall development, in terms of their built form and external appearance, to ensure that they are indistinguishable from the market properties.

2.1.29 Affordable properties should not be marked out by being of poorer design, specification or quality of finish than neighbouring market properties. It is recommended that the skills and experience of RHPs be employed at an early stage in the design process to ensure that the future management of the affordable housing units is fully considered.

2.1.30 “Extra Care Housing” schemes promote choice and independence with care and support available up to 24 hours a day and 7 days a week. They offer a real alternative from traditional models of care and support. These schemes will usually benefit from enhanced security, communal space and accommodation for care workers. This increased choice may encourage older people to relinquish family homes which have the potential to ease pressure on District Councils and Registered Housing Providers to meet housing demand. Applicants should be prepared to provide units to a specification suitable for vulnerable groups in need of social care.

Distribution of Affordable Housing within Developments

2.1.31 The Council supports the development of sustainable, mixed and balanced communities. Affordable housing within housing schemes must be evenly distributed across the site and not disproportionately allocated to the periphery or in one particular area in order to avoid the negative implications of social exclusion and isolation. The Council will require affordable homes to be grouped in clusters of no more than 5 properties unless otherwise agreed with the Council. This is sometimes referred to in the industry as “pepper potting”.

2.1.32 The Council may otherwise specify where, within a scheme, certain types of housing should be located. This could, for example, mean that affordable homes designed for the elderly (perhaps as “Extra Care”) would be encouraged close to local services and public transport because these residents are less able to walk long distances.

2.1.33 The location of the affordable housing must be discussed with the Council and agreed at an early stage in conjunction with the applicant's appointed RHP (if they have one). The final location must be agreed before development starts.

Energy Efficiency and Environmental Sustainability

2.1.34 The development of energy efficient housing is important not only to minimise the running costs of a home to the occupier, but also to reduce emissions and create sustainable emissions.

2.1.35 The Council will use the Code for Sustainable Homes for assessing housing schemes and it is expected that all affordable housing will achieve a Code Level 3 or greater, and achieve higher standards in line with step ups in building regulations in order to achieve Carbon Neutrality by 2016.

Accessibility

2.1.36 There is a need for properties that are accessible for wheelchair users or can be easily adapted to meet the changing mobility needs of the occupants over time.

2.1.37 The Council will seek all affordable units to be built to Lifetime Homes standards. The level of wheelchair units provided in accordance with the Wheelchair Housing Design Guide, 2nd Edition BRE Press will be determined on a site-by-site basis depending on particular needs.

Affordability and Service Charges

2.1.38 Social rented properties should be let at no more than the Homes and Communities Agency Target Rent Levels. Affordable rented should be let at no more than 80% of market rent. The rent on the retained equity of new build HomeBuy properties should be set at a level of 2.75% or below per annum, rising by RPI plus ½% per annum. There should be mandatory sinking funds for flats to cover contributions to major capital projects.

2.1.39 Although the emphasis in determining affordability is primarily focused on rent or purchase price, it is the total cost of occupation that ultimately determines affordability. Some residential developments have high levels of service charges, and this impacts upon the affordability of the accommodation. Such potentially significant additional costs may result in affordable housing extending beyond the financial reach of those in housing need. It is therefore anticipated that the costs of service charges will be minimised. The proposed level of service charges should form part of pre-application discussions.

Funding for Affordable Housing

2.1.40 The Homes and Communities Agency (HCA) is the main source of funding for affordable housing. The approach is that affordable housing on Planning Obligation sites will be delivered without the input of grant. If grant were to be considered on a site, the HCA's objective would be to ensure that the site delivers more affordable housing, a different mix, or higher standards than would have been possible without grant. The HCA will assess the 'additionality' offered by a scheme in making a decision regarding potential funding.

2.1.41 Applicants should assume that no grant will be available to fund the affordable housing.

Registered Housing Providers (RHPs)

2.1.42 The Council prefers affordable homes to be provided through an approved RHP and to be managed by them.

2.1.43 The Council works with a number of 'preferred' RHPs. If applicants want to use an RHP who is not a preferred partner, or another HCA accredited management organisation, then its suitability will have to be individually assessed.

2.1.44 It is recognised that it is good practice for the applicant to involve the managing organisation early on in discussions relating to a development proposal in order to benefit from their experience in delivering and managing affordable housing.

Delivering Affordable Housing

Viability

2.1.45 The general presumption will be that the cost of providing affordable housing will be offset in the negotiation of the land purchase or option. Where the applicant proposes to demonstrate that there are abnormal costs that cannot be offset by depreciated land value for where they cannot be recouped in the open market sale price for the new homes then viability will need to be assessed.

2.1.46 In all cases it should be assumed that public funding will not be available at the outset, and the site value will be calculated at the time of assessing viability. The viability assessment will consider the following key elements:

- Site considerations (including land value at existing, or in the case of a vacant or derelict site, its last use, before any application for residential development, not its purchase price or hope value)
- Local sales values and development costs including reasonable applicants profit
- Policy constraints (e.g. cost of compliance with other LDF policies)
- Scheme mix (e.g. design, type and tenure of housing)
- Abnormal site development costs
- Necessary infrastructure costs
- Greenfield/Brownfield site
- Availability of public funding

2.1.47 If following completion of a viability assessment (in the form of a development industry standard development appraisal) the applicant is able to demonstrate that there are genuine viability problems then a revision may be agreed either to the overall scale of affordable provision or to the property mix and/or tenure type.

On-site provision

2.1.48 The Council's expectation is for affordable housing to be provided on-site as part of the proposed development unless all parties consider it is preferable for the affordable housing to be provided off-site or a financial contribution to be made towards the provision of an element of affordable housing on another site.

2.1.49 Where provision is to be made on-site or off-site, the Section 106 Agreement shall require the following before the legal completion of an agreed percentage of the market dwellings:

- Complete the affordable housing in accordance with the agreed standards and specification
- Complete an agreement with an approved RHP (if involved) to transfer the affordable units to them in accordance with the agreed terms

2.1.50 Unless agreed otherwise, this timescale will be before the legal completion of 50% of the market dwellings.

Sites between 5-14 units

2.1.51 On small sites of between 5-14 dwellings, provision may be made on-site, off-site, or as a commuted sum in lieu of provision depending on the nature of the site.

Off-site provision

2.1.52 In some circumstances, where it can be robustly justified, the Council may be willing to accept all, or an element, of the affordable housing to be provided off-site.

2.1.53 In such instances the first preference will be for the applicant to provide the units on another site. The Council has total discretion on the location of the alternative site. Applicants will have to provide more affordable units on the off-site land than was originally proposed on-site. This is because there is an increase in the number of market units being developed on the original site. The working example below shows how this works.

Working Example

Off-site provision (Based on 2010/11 figures)

Development of 8 houses and 2 flats

Total development of 10 dwellings. Affordable housing requirements of 35% equates to 3.5 dwellings

(Number of affordable units on site/Number of market units on-site) x Total number of units on site

$$3.5/6.5 \times 10 = 5.3$$

Therefore the number of off-site units required = 5

Financial contributions

On sites of 5 to 14 dwellings the least preferred option is for a financial contribution to be made. Where a financial contribution is acceptable to the Council, the sums payable in lieu of affordable housing shall be calculated as being equivalent to the difference between the open market value of the agreed number of units which are being provided on-site and the purchase value that an RHP would be willing to pay for these units as affordable housing units. For social rented units, RHP values are assumed to be equivalent to 40% of OMV, and for intermediate units RHP values are assumed to be equivalent to 60% of open market value.

Open Market Value of agreed number of units – Purchase value of affordable units = Commuted Sum

The open market value (OMV) of the private dwellings will be based upon the average value of an equivalent property within the local area and will be updated on an annual basis to ensure that it is consistent with current market trends.

See Appendix A for the current average value bands across the District.

Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Financial Contribution (Based on 2010/11 figures)

Development of 13 dwellings

There is a policy requirement to provide 35% Affordable Housing (with 60/40 split in favour of intermediate housing). This equates to 5 affordable units (3 intermediate & 2 social rented).

OMV of 5 private dwellings – Value of 5 affordable dwellings = Commuted sum

Assuming an OMV of £140,000 per unit then:

$5 \times £140,000 = £700,000$ (the OMV of 5 private dwellings)

Intermediate units are purchased at a rate of 60% of OMV which = £84,000 per unit

$3 \times £84,000 = £252,000$ (value of 3 intermediate units)

Social rented units are purchased at a rate of 40% of OMV which = £56,000 per unit

$2 \times £56,000 = £112,000$ (value of 2 social rented units)

$£700,000 - (£252,000 + £112,000) = £336,000$ Commuted sum

Where an applicant demonstrates to the Council's satisfaction that a scheme is not currently viable at the affordable housing target rate and the Council determines that it is appropriate to negotiate a reduced or nil contribution rate then the Section 106 Agreement will include an 'overage' clause. This means that in the event of final sales prices for completed units exceeding the estimated figures in the reviewed financial appraisal, the uplift is divided according to a pre-determined percentage between the applicant and the Council. The total of the agreed pre-development contribution plus the overage would not exceed the target rate of 35% affordable housing contribution.

2.2 Public Open Space

Introduction

2.2.1 Emphasis is placed upon the provision of high quality environments and improving the quality of the public realm through good design in current Government guidance. With public demand for recreational, sporting and community facilities increasing, new development will create further pressure to provide adequate facilities.

2.2.2 For the purposes of this SPD, public open space is defined as land which is freely accessible to the public and usually, although not always, maintained by the Council.

2.2.3 Land that is used for indoor leisure uses, stadia and essentially private open spaces, such as golf courses, are not included. Some private and educational facilities in dual use may, under certain circumstances, be included.

2.2.4 The combination of these various elements of open space are known as Green Infrastructure, and their connectivity and potential multiple use are often important characteristics that have to be secured through a Section 106 Agreement.

2.2.5 Public open space (POS) should meet the following requirements.

2.2.6 Environmental enhancement which:

- Improves the urban area for people to live and work in, and provides natural, seasonal interest and pleasant views
- Improves the value for nature conservation through good design and management of existing natural resources; and
- Helps combat air pollution

2.2.7 Recreational activity that takes the form of:

- Active sport, such as team games
- Informal physical activity such as walking, cycling and play; and
- Passive leisure, such as sitting and enjoyment of outdoor spaces

2.2.8 Appropriate planning policies are required in order to meet the aforementioned range of environmental and recreational demands as well as providing new POS at the required levels, of the correct type and in suitable locations. This is achieved through a hierarchy of open spaces.

2.2.9 There are a number of categories of POS which have been identified by typology through the Council's PPG17 Study of Open Space, Sport and Recreation in the District, these are outlined in Appendix B.

2.2.10 Core Strategy Policy EN1: Protection and Enhancement of the Character of the District, states that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

2.2.11 The PPG17 guidance suggests a typology for open spaces recommended by the Urban Greenspace Task Force or a variation of it. For South Kesteven District, local variations have been developed, and standards proposed for the following types of open space:

- Informal and Natural Green Space
- Outdoor Sports Space
- Other Space (which might include provision for children and young people, allotments and parks and gardens)

2.2.12 These categories represent a clear rationalisation of those provided within the PPG17 guidance:

- The term Amenity Space is not used. Instead a standard is proposed which covers both Informal Greenspace and Natural Greenspace
- Outdoor sports facilities are effectively covered by Outdoor Sports Space
- Parks and gardens, allotments, and provision for children and young people are covered by the standard for 'Other Open Space'

General Principles

2.2.13 Where housing development generates a need for additional POS and related facilities, planning permission will only be granted if public open space is provided to meet those needs.

2.2.14 The population of a development will be based upon the following assumed figures:

- 1 bed house or flat = 1.5 people
- 2 bed house or flat = 1.9 people
- 3 bed house or flat = 2.4 people
- 4 bed or more house or flat = 3 people

2.2.15 In circumstances where suitable land for POS is not available to an applicant, or where POS cannot be satisfactorily incorporated into a development, the District Council may, as an alternative, accept an index linked payment based on the cost to the Council of acquiring, laying out, equipping and maintaining land.

2.2.16 The Council aims to improve quality and quantity of provision, and accessibility to POS and will reflect this through on-site requirements where applicable. The Council may choose to enhance existing spaces and facilities where this would be the best solution.

2.2.17 In certain circumstances not all of the POS requirement will be able to be provided on-site. A part on-site, part financial contribution is acceptable as long as the on-site element is usable. In these cases the amount that can be accommodated on-site is deducted from the overall requirement. The financial contribution is then calculated from the remaining requirement.

Maintenance

2.2.18 If requested, the Council may adopt areas of POS. In such cases the applicant will have to maintain the POS to the Council's reasonable satisfaction for a minimum period of 12 months after the Council has certified that it has been laid out satisfactorily. At the

end of the maintenance period the applicant will transfer ownership of the land to the Council and pay a commuted sum to cover the maintenance costs for 30 years. There may however be some exceptional circumstances where this period will be longer.

2.2.19 A Planning Obligation may also be used to secure the long term management of an area of open land in a certain way, by a nominated third party. In these circumstances it's likely that the third party will also require similar commuted sums for taking on an area of land.

2.2.20 Where POS is provided on-site then it is to be maintained by the applicant in perpetuity to an agreed management plan and to the Council's reasonable satisfaction, or transferred to the Council under terms to be agreed.

2.2.21 In certain situations, the Council may adopt POS without the 12 months maintenance period by the applicant, on the proviso that at least a 12 months defects liability period is provided as a minimum.

On-site Provision

2.2.22 The presumption is that POS will be provided on-site as an integral part of the development. In certain circumstances a financial contribution in lieu of on-site provision may be acceptable. However on the majority of schemes the Council expects every effort to be made to accommodate the open space on-site.

2.2.23 On-site POS should be provided in line with the standards set out in the Council's PPG17 Study of Open Space and laid out to a specification previously agreed in writing with the Council. Normally the Council would expect it to have been laid out before the legal completion of 50% of the dwellings on the site, although there may be certain exceptional circumstances where the Council agrees a different timescale.

2.2.24 When calculating the open space requirement for a site, the space taken up by any form of balancing lagoon, attenuation pond etc should be excluded from this calculation as it is not deemed to be usable open space. This also applies to small strips of land, hedges or shrub beds as these are also not considered to be usable public open space.

2.2.25 Furthermore, the Council will not normally accept responsibility for the maintenance and management of any part of a SUDS system through the adoption of public open space. Applicants should make provision for the ongoing maintenance and management of such facilities themselves. In circumstances where the Council were to take responsibility for such facilities, a commuted maintenance sum equivalent to 30 years management and maintenance costs would be required to be paid upon adoption.

Informal/Natural Greenspace

2.2.26 Both informal and natural space can provide a valuable asset for local people. Its value must be recognised particularly within and near housing areas where it can provide very local opportunities for play and exercise, as well as offering visual amenity.

2.2.27 Informal/natural greenspace should take account of the need to provide routeways and green corridors as part of on-site public open space provision.

2.2.28 Links between towns, villages and the countryside are important for accessing the wider rights of way network and quiet lanes and can help reduce private car usage. Example of these links can include:

- The local public rights of way network
- Promoted long distance footpaths and cycleways
- Permissive routes

2.2.29 They may be used to improve links by foot and bicycle between important destinations such as work places, schools, shopping areas, parks and leisure facilities. They may also help improve access by foot and bicycle to the outlying rights of way network.

Threshold

2.2.30 On sites of 10 dwellings or more, contributions towards informal/natural greenspace are to be provided and will be calculated on the basis of the PPG17 assessment standard of 20 sqm per person (2 ha per 1,000 people).

2.2.31 The assumed total population for a development will be multiplied by the figure of 20 sqm to calculate the level of informal/natural green space which should be provided.

Financial Contributions

2.2.32 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.2.33 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 figures)

Development of 35 houses (30 x 3-bed and 5 x 2-bed) and 15 flats (10 x 2-bed and 5 x 1-bed)

30 x 2.4 = 72 people

15 x 1.9 = 28.5 people

5 x 1.5 = 7.5 people

Total assumed population: 108 people

20 sqm of informal/natural green space should be provided per person, therefore 2,160 sqm of informal/natural greenspace should be provided on-site

If the site is not capable of providing usable space of sufficient size and quality, then a financial alternative of £232,100 per hectare will be acceptable using the following calculation:

$$2,160 \text{ sqm}/10,000 = 0.216 \text{ Hectares} \times £232,100 = £50,133.60$$

The total sum required for informal/natural greenspace in the example shown above would be £50,133.60

Pro-rata partial on-site provision, partial financial contribution (based on 2010/11 figures)

Development of 35 houses (30 x 3-bed and 5 x 2-bed) and 15 flats (10 x 2-bed and 5 x 1-bed)

$$30 \times 2.4 = 72 \text{ people}$$

$$15 \times 1.9 = 28.5 \text{ people}$$

$$5 \times 1.5 = 7.5 \text{ people}$$

Total assumed population: 108 people

20 sqm of informal/natural green space per person, therefore 2,160 sqm of informal/natural greenspace should be provided on-site

As the applicant is able to transfer a parcel of land of 1,500 sqm to the Council, a pro-rata financial contribution of £232,100 per hectare will be accepted using the following calculation:

The 1,500 sqm that the applicant provides will have to be laid out to a specification agreed with the Council and maintained to the Council's reasonable satisfaction for a period of 12 months. At the end of the 12 month period, provided that the Council agrees that the open space has been properly maintained, the applicant will transfer ownership of the land to the Council and pay a commuted maintenance sum equivalent to 30 years maintenance costs.

$$2,160 \text{ sqm} - 1,500 \text{ sqm} = 660 \text{ sqm}$$

$$660 \text{ sqm}/10,000 = 0.066 \text{ Hectares} \times £232,100 = £15,318.60$$

The total sum required for informal/natural greenspace in the example shown above would be £15,138.60

Outdoor Sports Spaces

2.2.34 The provision of outdoor sports facilities is essential to the health and well being of the population. Where new development occurs it is vital that sufficient sports provision is made to ensure that new communities are successful and sustainable. Sport England's document 'Active Design' offers guidance on how developments can offer opportunities for communities to be naturally active as part of their daily life, as well as offering information on design of play spaces.

Threshold

2.2.35 On sites of 10 dwellings or more, contributions towards outdoor sports spaces are to be provided and will be calculated on the basis of the PPG17 assessment standard of 10 sqm per person (1.0 ha per 1,000 people).

2.2.36 The assumed total population for a development will be multiplied by the figure of 10 sqm to calculate the level of outdoor sports space which should be provided.

Design of Outdoor Sports Spaces

2.2.37 Grass pitches remain the surface of choice for most pitch sports at the community level. In order for on-site provision to be acceptable, it must be of sufficient size and layout and be deemed to be usable by the Council.

2.2.38 As a minimum outdoor sports areas should have an appropriately maintained and drained playing surface and be serviced by appropriate built accommodation (changing rooms/pavilions) and parking spaces.

2.2.39 Sometimes it may be appropriate to consider the provision of outdoor sports spaces in the form of synthetic/hard surface provision. This will be entirely appropriate where the views of the local sports community indicate that this would be a better option than grass provision.

Maintenance

2.2.40 For changing facilities, the commuted sum will cover a 15 year period. In certain situations, the Council may adopt outdoor sports spaces without the 12 months maintenance period by the applicant, on the proviso that a 12 months defects liability period is provided.

Financial Contributions

2.2.41 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.2.42 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Pro-rata partial on-site provision, partial financial contribution (based on 2010/11 figures)

Development of 35 houses (30 x 3-bed and 5 x 2-bed) and 15 flats (10 x 2-bed and 5 x 1-bed)

$30 \times 2.4 = 72$ people

$15 \times 1.9 = 28.5$ people

$5 \times 1.5 = 7.5$ people

Total assumed population: 108 people

10 sqm of outdoor sports space should be provided per person, therefore 1,080 sqm of outdoor sports space should be provided on-site

If the site is not capable of providing usable space of sufficient size and quality, then a financial alternative of £278,800 per hectare will be acceptable using the following calculation:

$1,080 \text{ sqm} / 10,000 = 0.108 \text{ Hectares} \times £278,800 = £30,110.40$

The total sum required for outdoor sports spaces in the example shown above would be £30,110.40

Children and Young People's Equipped Space

2.2.43 Equipped children's and young people's spaces are areas of play that cater for the needs of children up to and around 12 years old. The latter comprises informal recreation opportunities for, broadly, the 13 to 16/17 age group, and which may include facilities like skateboard parks, basketball courts and 'free access' Multi Use Games Areas (MUGA's).

Threshold

2.2.44 On sites of 10 dwellings or more, contributions towards children's and young people's equipped space are to be provided and will be calculated on the basis of the PPG17 assessment standard of 3 sqm per person (0.3ha per 1,000 people), excluding any required buffer space.

2.2.45 The assumed total population for a development will be multiplied by the figure of 3 sqm to calculate the level of children's equipped space which should be provided.

On-site Provision

2.2.46 Children's equipped space should be provided as part of the on-site open space provision. The applicant will be expected to design and locate the on-site open space provision to take account of the requirements for the children's equipped space.

2.2.47 For smaller developments, there may be a need to amalgamate the open space into a larger unit to provide a sufficient area for the children's equipped space and an adequate buffer between the play area and adjacent houses. The precise design and specification will need to be agreed with the Council within the wider specification for the open space. The Council are able to offer guidance at an early stage of the development process on the design of children's equipped spaces.

2.2.48 Applicants are expected to display approved estate layout drawings indicating the locations and types of play areas available, clearly marked out for the information of prospective buyers/tenants at the time of initial interest prior to purchase.

Design of Children's Equipped Space

2.2.49 See appendix B for further information.

2.2.50 On completion of the children's equipped space the applicant shall provide to the Council an independent post inspection report for the play facility confirming that it:

- Conforms to all European and British guidelines and standards current at the time of completion
- Has been designed to a minimum LAP/LEAP/NEAP standard (note in some sites the play area may be required to exceed the LAP/LEAP/NEAP standard in design and range of age groups catered for and equipment provided)
- Is fully accessible by all groups of children including those with disabilities

Maintenance

2.2.51 For children's equipped spaces the commuted sum will cover a 30 year period. In certain circumstances the Council will adopt play areas without the 12 months maintenance period by the applicant, on the proviso that a 12 months defects liability period is provided.

Financial Contributions

2.2.52 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution.

2.2.53 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 figures)

Development of 45 houses (30 x 3-bed and 15 x 2-bed) and 15 flats (10 x 2-bed and 5 x 1-bed)

30 x 2.4 = 72 people

$25 \times 1.9 = 47.5$ people

$5 \times 1.5 = 7.5$ people

Total assumed population: 127 people

3 sqm of children and young people's equipped space should be provided per person, therefore 381 sqm of equipped space should be provided on-site which is roughly equivalent to the provision of a LEAP.

If the site is not capable of providing usable space of sufficient size and quality, then a financial alternative of £87.50 per square metre will be acceptable:

$381 \text{ sqm} \times £87.50 = £33,337.50$

The total sum required for children and young people's equipped space in the example shown above would be £33,337.50

Allotments

2.2.54 Allotments provide areas for people to grow their own produce and plants. An allotment garden is generally available to users on a managed basis and as a general rule is not open to the public as this would undermine its proper functioning.

Threshold

2.2.55 On sites of 10 dwellings or more, contributions towards allotments are to be provided and will be calculated on the basis of the PPG17 assessment standard of 2 sqm per person (0.2 ha per 1,000 people), excluding any required buffer space.

2.2.56 The assumed total population for a development will be multiplied by the figure of 2 sqm to calculate the level of allotment provision necessary.

Design of Allotments

2.2.57 Further guidance is available from the Council on request.

Maintenance

2.2.58 A commuted maintenance sum equivalent to the costs of 5 years management and maintenance will be payable to enable the site to be managed and maintained until a residents group and/or Parish Council is able to take ownership.

Financial Contributions

2.2.59 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.2.60 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 figures)

Development of 35 houses (30 x 3-bed and 5 x 2-bed) and 15 flats (10 x 2-bed and 5 x 1-bed)

$30 \times 2.4 = 72$ people

$15 \times 1.9 = 28.5$ people

$5 \times 1.5 = 7.5$ people

Total assumed population: 108 people

2 sqm of allotment space should be provided per person, therefore 216 sqm of allotment space should be provided on-site

If the site is not capable of providing usable space of sufficient size and quality, then a financial alternative of £289,200 per hectare will be acceptable using the following calculation:

$216 \text{ sqm} / 10,000 = 0.0216$ Hectares

$0.0216 \text{ Hectares} \times £289,200 = £6,246.72$

The total sum required for allotments in the example shown above would be £6,246.72

Parks and Recreation Grounds

2.2.61 These are a major resource within the District and their importance should therefore be recognised explicitly in standards. Most parks are a composite of different types of space. A provision for link space within local standards would provide better opportunities for natural, sports and play space to be bound together effectively where appropriate in the form of a park or recreation ground.

Threshold

2.2.62 On sites of 10 dwellings or more, contributions towards parks and recreation grounds are to be provided and will be calculated on the basis of the PPG17 assessment standard of 3 sqm per person (0.3ha per 1,000 people), excluding any required buffer space.

2.2.63 The assumed total population for a development will be multiplied by the figure of 3 sqm to calculate the level of parks and recreation grounds space which should be provided.

On-site provision

2.2.64 The presumption is that in most cases a financial contribution in lieu of on-site provision would be acceptable for the upgrade of existing facilities to help accommodate the increased demand placed upon it by the increase in population. However on larger strategic sites, new parks and recreation grounds should be provided on-site.

Design of Parks and Recreation Space

2.2.65 Given their unique nature, the design of parks and recreation space should be dealt with on a case-by-case basis, rather than setting out a required form or design. They may however take on many forms and embrace a wide range of functions including:

- Informal recreation and outdoor sport
- Play space of many kinds (including for sport and children's play)
- Providing attractive walks to work
- Offering landscape and amenity features
- Areas of formal planting
- Providing areas for 'events'
- Providing habitats for wildlife

2.2.66 Parks, gardens and recreation grounds are generally multi-functional and therefore can host a range of activities. Parks (and public gardens) tend to be found in the larger settlements. In the smaller settlements the nearest equivalent is recreation grounds.

Maintenance

2.2.67 Where parks and recreation ground are provided on-site, the Council will require a commuted maintenance sum to be paid equivalent to the value of 30 years maintenance costs.

Financial Contributions

2.2.68 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution.

2.2.69 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 figures)

Development of 35 houses (30 x 3-bed and 5 x 2-bed) and 15 flats (10 x 2-bed and 5 x 1-bed)

30 x 2.4 = 72 people

15 x 1.9 = 28.5 people

5 x 1.5 = 7.5 people

Total assumed population: 108 people

3 sqm of parks and recreation space should be provided per person, therefore 324 sqm of outdoor sports space should be provided on-site

If the site is not capable of providing usable space of sufficient size and quality, then a financial alternative of £318,800 per hectare will be acceptable using the following calculation:

$$324 \text{ sqm}/10,000 = 0.0324 \text{ Hectares} \times \text{£}318,800 = \text{£}10,329.12$$

The total sum required for parks and recreation space in the example shown above would be £10,329.12

Town Centre Sites

2.2.70 The contributions secured from development sites within the town centres of Grantham, Stamford, Bourne and The Deepings may also be spent on public realm projects to provide new areas of POS as well as more traditional forms of open space where this is more appropriate for serving the development site in question.

2.3 Highways and Transportation

Introduction

2.3.1 It is important that new development is located where a range of transport modes can access it and locations which offer alternatives to the use of the private car should be encouraged. Larger developments present a complex range of travel patterns and issues and will therefore require the use of Transport Statements and Transport Assessments then, where appropriate, Travel Plans to address identified issues. All new development proposals must show how the impact of travelling to and from it has been considered and should demonstrate that measures have been made to minimise that impact. This is likely to take the form of appropriate mitigation works.

2.3.2 Local concerns include the need to fund improvements to sustainable forms of transport (including public transport) and the provision of facilities and routes for cyclists. The Third Local Transport Plan (LTP) includes proposals for improvements to the cycle network, and in some cases these can be delivered as part of specific developments through Planning Obligations. This will provide wider health benefits of cycling and walking.

2.3.3 The Grantham Transport Strategy, which has been formally approved by both the District and County Councils, has identified a package of measures to:

- Improve traffic management and reduce congestion in the town
- Improve sustainable transport in order to reduce dependence on the private car
- Improve accessibility for all and improve safety and air quality.

2.3.4 The measures include a mix of ongoing schemes, such as partnership working with public transport operators to improve services, and schemes which can be delivered in the short term such as public transport infrastructure improvements, and longer term schemes (from 2011 to 2021 and beyond) including the provision of new roads.

2.3.5 There is insufficient public funding to deliver all of the improvements proposed in the Grantham Transport Strategy. The Council will look to ensure that Planning Obligations are secured from the private sector in accordance with Policy SP4: Developer Contributions, to contribute towards the costs of large scale infrastructure proposals identified in the Strategy.

2.3.6 The Grantham Movement Strategy (2011) also identifies a series of town-wide aims including:

- Ensuring that the street network is designed to facilitate public transport services on appropriately located and designed spine streets with highly legible and walkable bus hubs located in town centres and other areas of activity, such as schools or community facilities
- Provide a connected network of streets that disperse movement loads and promote walking and cycling
- Invest in junction improvements for all modes of transport to enable growth to occur, at the same time as resolving local movement and place related issues.

2.3.7 These recommendations should also be borne in mind when Planning Obligations are negotiated.

2.3.8 A consequence of the rural nature of the District is the limited availability of public transport where access to services is sometimes only realistic by car. In addition, access to broadband is limited restricting the ability of residents to work from home. Therefore, new development within many of the rural parts of the District may be dependant upon access by car.

2.3.9 New developments usually generate trips and can influence the pattern of other movements. To accommodate this increase in demand and to facilitate a change to more sustainable modes of transport, additional transport infrastructure and services may need to be provided.

2.3.10 In these circumstances the applicant may need to undertake highway works to secure access and address the short term impacts and/or provide financial contributions to mitigate the longer term cumulative impact of the development.

2.3.11 Applicants have a responsibility to provide facilities within the vicinity of their site to cater for increased vehicular movement, or increased size of vehicles needing to use nearby junctions. The extent of any facilities required to ensure the safe and efficient operation of the development and the local highway network will be determined by the Transport Assessment.

2.3.12 Highway access improvements will normally be secured through a Section 278 Agreement. These will normally only be required where they are essential for the operation of the development and the adjacent highway network. Highways mitigation measures on the wider network will normally be secured through a Section 106 Agreement.

2.3.13 Therefore all works required under the Transport Assessment or Transport Statement will need to be secured under the Section 106 Agreement (or where appropriate planning condition and/or Section 278 Agreement) and will normally be carried out by the applicant.

2.3.14 In certain circumstances, the Council may wish to secure car parking for public use through development proposals.

2.3.15 Core Strategy Policy SP3: Sustainable Integrated Transport states that in considering development proposals within the District, the Council will ensure that the objectives of the most recent local transport plan for Lincolnshire are met. As part of the growth agenda for Grantham, the delivery of traffic relief, including heavy goods vehicles, from the town centre will be a priority and any major development proposals within the area will be expected to contribute towards delivering these schemes.

2.3.16 Core Strategy Policy SP3: Sustainable Integrated Transport, states that the Council will also encourage the creation of a sustainable, modern transport network across the District by:

- Promoting the location of development in areas which are particularly accessible by public transport, cycling and walking, whilst recognising that development which is necessary in rural areas may only be accessible by car
- Promoting a balanced mix of land uses and patterns of development which reduces the need to travel by car
- Promoting and assisting journeys by public transport, cycling and mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible (this may be secured whether through the use of conditions or Planning Obligations)
- Securing Transport Statements and Travel Plans where appropriate and requiring the preparation of Transport Assessments for all developments that are likely to have significant transport implications to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport
- Encouraging the use of Information and Communication Technology (ICT) for the purposes of businesses and for other service provision (this may be identified through Travel Plans)
- Supporting the retention and enhancement of service provision in Local Service Centres

2.3.17 Where appropriate, contributions will be sought from applicants towards the provision of necessary improvements.

Local Transport Plan

2.3.18 The provision of a reliable, safe, secure and environmentally sustainable transport system that responds efficiently to the needs of individuals and business is fundamental to the future vitality of the District.

2.3.19 In order to sustain the economic and residential land use growth planned across South Kesteven for the plan period, significant investment will need to be made to transport infrastructure and services.

2.3.20 National and local transport policy recognises the need for sustainable transport solutions, and that current trends in increased car ownership and usage cannot be supported in the longer term. As such, future transport investment needs to focus on measures that encourage modal shift away from the car and increase travel choice by improving conditions for pedestrians, cyclists and public transport users.

2.3.21 The 3rd Lincolnshire Local Transport Plan (LTP3) has recently been adopted. Due to the uncertainties around transport policies and funding at the national level at the time when LTP3 was being developed, a 'light touch' approach has been taken by rolling forward the policies and strategies of LTP2 for a further 2 years (covering 2011/12 and 2012/13). As such, LTP3 highlights progress on delivering the adopted Grantham Transport Strategy referred to in paragraph 2.3.3. The two year period of LTP3 will now be used to prepare the 4th Lincolnshire Local Transport Plan (LTP4) by the 1st April 2013, taking into account more recent national announcements on future transport policy and funding.

2.3.22 Lincolnshire County Council are now working on preparing LTP4.

2.3.23 Contributions to transportation improvements will be sought to support improvements that would encourage a modal shift away from car travel by promoting choice through public transport, cycling and pedestrian improvements and would be of benefit to the development.

2.3.24 LTP3 identifies the need for contributions from applicants to help support new or upgraded transport infrastructure to service them. This is not only as a result of the direct implications that development will have on local areas, but also the wider cumulative impacts that new trips will have on the District's transport network.

Level of Contribution for Off-site Highway Works

2.3.25 The type and level of contribution required for off-site highway works on developments of 50 or more dwellings can only be determined through Transport Assessments. If there is an active existing use on the development site, the traffic generation from that use will be taken into account when determining the impact of the new proposal. For schemes of less than 50 dwellings, pre-application discussions will need to be undertaken with the County Council to determine the appropriate level of contribution required.

2.3.26 The full cost of the mitigation measures will need to be met by the applicant. In the vast majority of cases the works will need to be carried out before the legal completion of the first unit within the development.

2.3.27 There may be circumstances where a financial contribution for the County Council to carry out the work will be acceptable. In such cases, the contribution will need to cover the Council's estimation of the full cost of the works, including any professional and administrative fees such as design.

2.3.28 Where a number of different developments will give rise to a need for off-site highways improvements, contributions will be required from each development towards those works. The level of contribution for each development will be determined by applying a pro-rata contribution based on the trip generation of each development.

Travel Plans

2.3.29 Travel Plans can be secured through conditions on the planning permission, rather than through the Section 106 Agreement. However there will be circumstances where the Travel Plan will be required through the Agreement. This will usually only be on sites where there are particular concerns that the targets within the Travel Plan will not be met or where they are so important to the decision to grant planning permission that they must be adhered to. In such cases the agreement will secure the submission of the Travel Plan and will also put in place measures to ensure that targets are met.

2.3.30 There will be a requirement placed upon the applicant to submit annual reports on whether, or to what extent, the Travel Plan targets have been met for that year.

2.3.31 If the Travel Plan targets have not been met then the applicant will be required to pay a financial contribution to the Council. This will fund measures to meet the Travel Plan to hit the targets or for other measures to mitigate the impact of missing the targets.

2.3.32 The Council will establish an annual charge for missed targets within a Section 106 Agreement. There will be a sliding scale incorporated into the agreement so that the degree to which the target has been missed is taken into account.

2.3.33 When the Travel Plan targets are not met and the penalties have been paid, the sums secured will be directly spent on schemes or measures that will influence modal shift from single occupancy car trips from the development.

Financial Contributions

2.3.34 If South Kesteven's transport network is to be sustained and developed to meet the needs of individuals and business then it is assumed that each additional new housing and non-residential development unit will need to contribute to support the additional demand.

2.3.35 Contributions will be payable per dwelling for residential development and per 1,000 sqm of gross floor space for commercial development.

2.3.36 The level of contribution will be determined on a case-by-case basis to reflect the individual circumstances of the scheme.

2.3.37 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Employment Land Use

2.3.38 Rates for employment land uses will be calculated on a case-by-case basis, taking into account the results of the Transport Assessment, any other relevant modelling, and existing highway network capacity in the area.

Retail

2.3.39 Large supermarkets that sell ancillary non-food goods within the store will attract trips from a much wider catchment area than a smaller food only supermarket. Therefore, there will be a major difference in the distribution of traffic in the local area and level of new and bypass trips. The Council will consider food retail applications on an individual case-by-case basis.

Other A2, D1, D2, C2 and C3 Land Use

2.3.40 All other development, including commercial leisure, tourism, health and education should contribute where there is a material impact on the transport network.

Local Circumstances

2.3.41 Where there is an existing use or where other development costs are exceptionally high or where there is an issue with viability then this will need to be proved through the submission and verification of a development industry standard development appraisal.

Use of Contributions

2.3.42 Contributions would normally be used to provide transportation improvements, including pedestrian and cycling improvements, near to the site or specific public transport improvements that directly benefit the development. However in certain circumstances proportional contributions may be used towards major enhancements or wider transport schemes that provide wider benefits as well as directly providing benefits to the development. This may include revenue funding to support bus services or Council staff time to support design and implementation of schemes.

2.4 Public Realm and Public Art

Introduction

2.4.1 Successful places to which people are attracted to live, work and visit, have successful spaces and a growing body of research evidence demonstrates how well designed civic spaces can offer wide ranging economic, social, cultural and environmental benefits. Such spaces include: squares, meeting places, streets, footpaths, cycle paths and other routes.

2.4.2 Public realm improvements should be ambitious and catalytic, with the capacity to improve important public spaces in the district and enhance the unique identity of South Kesteven through the provision of the best possible public realm.

2.4.3 The quality of the public realm is an important factor in the perception of the quality of life, and improvements to the public realm will promote an improved quality of life for residents and visitors alike, whilst strengthening investor confidence. The focus on the public realm has risen up the agenda in South Kesteven as the District competes for business investment, tourism and population growth with other surrounding Districts.

2.4.4 The District's public realm is an important part of its physical and cultural resource. It contributes to the identity of the District, provides settings for everyday life, attracts tourism and businesses and is a source of enjoyment and inspiration.

2.4.5 South Kesteven has a rich heritage of buildings, archaeological remains and countryside. The historic fabric of the towns, villages and individual buildings, archaeological features, historic parks and gardens, as well as their settings and the wider landscaping and public realm need to be recognised, understood, conserved and improved.

2.4.6 The quality of the public realm is affected by the level of investment in this important asset, how it is managed, the level and ease of maintenance and the care exercised by those who make use of it.

2.4.7 Public art and sculpture is also an important asset that can enhance and enliven the local environment whilst providing opportunities for social interaction. It includes any art, temporary or permanent, located or visible from a publicly accessible space, which has been created to promote and enhance a sense of identity and reference.

2.4.8 It can take a range of forms in public locations including murals, memorials, sculptures, street furniture and paintings. It can be a stand alone feature on or off-site or be an integral part of the fabric of the buildings within the development.

2.4.9 Core Strategy Policy EN1: Protection and Enhancement of the Character of the District states that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

2.4.10 Public realm contributions will be used to purchase or procure items including land, buildings, street furniture, signs, paving, kerbs and other surfacing materials. This is not an exhaustive list and contributions may be spent on other such items.

2.4.11 During consideration of the application, it will be agreed in which part of the District the contribution will be spent. This will usually be within a location reasonably capable of serving the development. There may be cases where relevant planning considerations suggest that the contribution should fund improvements within the same settlement as the proposed development or elsewhere in the District.

Threshold

2.4.12 Where development creates a need for improvements to be made to public realm and/or public art then planning permission will only be granted if contributions are provided to meet those needs.

2.4.13 Public realm and/or public art contributions will be sought from residential development of 50 dwellings or more, and commercial development of 1,000 sqm gross floor space or more.

2.4.14 Contributions received will normally be spent on public realm and/or public art improvement projects reasonably capable of serving the application site from which it was secured.

Level of Contribution

2.4.15 There is significant large scale residential development expected within the District during the Plan period, therefore public realm contributions should be secured from these sites to contribute towards projects to help reduce the impact of development upon the public realm. Non-residential developments will also be required to contribute towards public realm projects.

2.4.16 On development that exceeds the threshold for public art/public realm, the applicant will be required to implement a scheme of public realm and/or public art improvements up to the value of 1% of development costs. The Council supports early engagement in the design process to improve outcomes.

2.4.17 Ideally the Scheme for Public Art should be integrated into the overall design of the proposed development, and could be within the fabric of the building(s) or public space itself provided that it is developed in conjunction with an artist and is approved by the Council.

2.4.18 The normal presumption will be that the public art is to be provided by the applicant on-site. However in certain circumstances it may be preferable to locate the scheme for art close to the development site. Where appropriate, a location some distance from the site may be appropriate for the public art. Where contributions are taken then the delivery of public art will be considered comprehensively, for example, taking opportunities to provide a sense of place to a group of neighbouring developments.

2.4.19 Where the applicant has not undertaken consultation with the Council with regard to a Scheme for Public Art in advance of making their planning application, they will be required to agree a Scheme for Public Art with the Council before development starts.

2.4.20 The scheme shall be devised and designed in accordance with a Public Art Statement or such bodies or artists as may be nominated by the Council. The Scheme for Public Art must include a programme for implementation of the final artwork(s). In most cases the scheme must be completed before legal occupation of 75% of the residential units or before the first occupation for non-residential developments.

2.4.21 The Council would advise applicants to begin discussion with South Kesteven District Council at the earliest opportunity in order to establish what would be acceptable public art provision on the proposed site.

Maintenance

2.4.22 Where public art within a development forms part of the open space to be adopted by the District Council or part of the highway to be adopted by the County Council, an additional commuted sum for its maintenance will be required. This commuted sum will need to cover 30 years maintenance of the artwork. There may be other situations where an applicant is required to provide a commuted sum for maintenance.

2.4.23 Where feasible, the District Council will work with applicants to find a suitable third party to take ownership and responsibility for maintenance. This may be a Parish Council or voluntary sector group. Applicants will be expected to cooperate in this process.

Financial Contribution

2.4.24 The Council may agree to a financial contribution in lieu of the provision of public realm improvements by the applicant. In such cases, the contribution will be no less than 1% of development costs.

2.4.25 The Council may agree to a financial contribution in lieu of the provision of public art by the applicant. In such cases the contribution will be no less than 1% of development costs.

2.4.26 Financial contributions will be used towards funding larger public realm and/or public art projects. Where appropriate this will be ring-fenced for use within the settlement that development takes place or the nearest town. This can be discussed with applicants at pre-application and application stages.

2.4.27 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

2.5 Community Facilities

Introduction

2.5.1 Community facilities such as schools, community centres, libraries, public toilets, sports facilities, health centres and community safety measures (including, but not limited to, CCTV) are vital to ensure communities are prosperous, sustainable, healthy, vibrant and safe.

2.5.2 To create sustainable and successful communities it is essential that all the appropriate community facilities are provided. This is particularly important on large sites where new communities are being created. It is also important however to ensure that the scale of existing facilities adequately provide for expanding populations through smaller incremental developments. Facilities should be accessible to new communities without compromising access for existing communities.

2.5.3 Thresholds for community facilities will be linked to catchment areas relating to the specified facility.

2.6 Education

Education

2.6.1 Education infrastructure is an integral part of new residential development and is essential in order to achieve sustainable communities.

2.6.2 Lincolnshire County Council is the local education authority and has the statutory duty to ensure adequate education provision across South Kesteven District in schools and academies. Development likely to generate an increase demand for school places will need to contribute towards education facilities where there is insufficient available, accessible permanent capacity to support the development. This will include capital contributions and/or, subject to EU procurement regulations, in-kind contributions such as the transfer of land to enable school(s) to be built or extended.

2.6.3 Contributions will only be sought for qualifying development where there is insufficient permanent capacity (currently or projected) in existing local schools.

2.6.4 When looking at spare capacity, the Council will also take into account projected school rolls and other approved developments including those where Section 106 Agreement Heads of Terms have been agreed and, for larger sites, information on projected future pupil numbers. Where there is sufficient, accessible permanent capacity to school a proportion of the children expected by a development, a pro-rata contribution will be sought.

2.6.5 Where there is sufficient permanent capacity within the locality to accommodate a proposed development, then a contribution will not normally be required.

Primary Schools

2.6.6 The number of pupils generated by the scale of growth proposed in the South Kesteven Core Strategy, with the distribution proposed, is likely to result in the need for new primary school places in most cases.

Threshold

2.6.7 For developments of 10 dwellings or more, financial contributions will be required (unless there is sufficient, accessible projected capacity) towards the construction of new, and/or expansion/extension of existing primary school facilities reasonably capable of serving the application site.

2.6.8 For developments of approximately 1,000 dwellings or more a primary school will normally be required on-site, unless there is sufficient, accessible permanent capacity in local schools. In cases where a school is to be provided on-site, an applicant will normally be expected to provide a suitable parcel of land on-site which would be used to construct new education facilities together with a financial contribution to cover construction costs.

2.6.9 Where housing development generates a need for additional primary education provision, planning permission will only be granted if provision is made by the applicant to address these needs.

Off-site Provision

2.6.10 In cases where a school is to be provided off-site, the applicant will normally be expected to contribute fully to the construction of educational facilities to the County Council's design and specification. The Council will not normally accept construction as the applicants's responsibility.

2.6.11 If the land is not in either party's ownership, then the applicant will be expected to acquire the site for the construction of educational facilities. The District and County Council's will take reasonable steps to assist and cooperate with the applicant in acquiring the site.

Financial Contributions

2.6.12 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.6.13 The County Council will apply assumptions for primary pupil numbers generated by development which will be based on previous schemes across Lincolnshire and are subject to change.

2.6.14 The Department for Children, Schools and Families (DfCSF) have provided capital costs data for the provision of school places which are reduced to reflect regional building costs, which may change over time. For the current primary school costs for Lincolnshire please refer to the Financial Contributions Matrix in Appendix A.

2.6.15 This formula will be applied where a contribution is required from a site. The figure is updated periodically, therefore the relevant figure will be applied based on the date of application.

2.6.16 Where possible, the standard formula will be used to fund school expansions to accommodate pupils from housing developments, however each individual site does have its own set of circumstances and therefore funding received through the standard formula may not be appropriate in all cases.

2.6.17 Each site will need to be considered on an individual basis having regard to factors such as site constraints, site abnormalities and scale of the expansion work required to accommodate pupils from the development. In some cases it may be necessary for the Council to indicate that no expansion work can take place on a particular school site or to carry out a feasibility study to establish if necessary expansions are possible and the actual costs of the work.

2.6.18 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 multipliers)

Development of 1,000 houses (250 x 2-bed, 500 x 3-bed & 250 x 4-bed) in an area requiring a new school with no spare capacity

<u>Residential Property</u>	<u>Primary Pupil product</u>
250 x 2-bed	0.09
500 x 3-bed	0.18
250 x 4-bed	0.29
Calculation is:	
Number of properties x pupil product x local multiplier per pupil place(s) x local multiplier of 0.92 for Lincolnshire = contribution required	
250 x 0.09 x £13,043 x 0.92 = £269,990	
500 x 0.18 x £13,043 x 0.92 = £1,079,960	
250 x 0.29 x £13,043 x 0.92 = £869,968	
Total = £2,219,918	
Therefore, the total sum required for primary education in the example show above would be £2,219,918 towards the provision of a new school for the 185 pupils generated by the development.	

2.6.19 In certain circumstances, the multipliers used in the working example above may be insufficient to deliver the infrastructure needed and a site specific cost may be sought, e.g. where listed buildings require alterations incurring extra cost or where the site has specific issues (beyond those normally anticipated) to be addressed before the extension can be undertaken.

Secondary Schools

2.6.20 There is limited existing secondary schools capacity, taking into account the scale and distribution of development proposed in the Core Strategy, most of the schools will need to expand to serve the level of proposed new development in the District.

2.6.21 Lincolnshire County Council has confirmed that each of the existing secondary schools is able to increase capacity through expansion to some degree. The scale of proposed growth in Grantham will necessitate a new secondary school to serve the south of the town, in addition to increased capacity in existing secondary schools.

Threshold

2.6.22 For developments of 10 or more dwellings a contribution towards the expansion of new or existing secondary school facilities will normally be required, subject to spare capacity.

2.6.23 In certain circumstances the Council may require a parcel of land to be provided which would be used to construct new education facilities together with a financial contribution to cover construction costs.

2.6.24 The provision of a secondary school on-site may be required in limited circumstances. In most circumstances pooled contributions due to a number of developments planned in an area where a secondary school would be required, or expansion to a secondary school is required, would be applicable. In such a situation, a site may need to be reserved within a development, together with a pro-rata contribution from each development towards its provision.

2.6.25 In such cases, the contribution would be based upon the costs of provision of the new school, rather than the formula outlined in the working example. Each development would pay pro-rata dependant on the number of children it would be generating. If land is provided, the value of that land would be taken into account in determining the relevant financial contribution unless the owner is also the main applicant causing the need for a new school.

2.6.26 Where housing development generates a need for additional secondary school educational facilities, planning permission will only be granted if capital is provided by the applicant.

Financial Contributions

2.6.27 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.6.28 The Council will apply assumptions for pupil numbers generated by development which will be based on schemes across Lincolnshire and are subject to change.

2.6.29 The Department for Children, Schools and Families provide costs data for the provision of school places which are reduced to reflect regional build cost. For the current secondary school costs for Lincolnshire please refer to the Financial Contributions Matrix in Appendix A.

2.6.30 This formula will be applied where a contribution is required from a site. The figure is updated periodically, therefore the relevant annual figure will be applied.

2.6.31 Contributions will be normally be spent on extensions to existing local schools to provide pupil places, but in some circumstances will be used to fund (or part fund) the construction of a new secondary school.

2.6.32 In certain circumstances, the multipliers quoted may be insufficient to deliver the infrastructure needed and a site specific cost may be requested. Examples of this would be where listed buildings require alterations incurring extra cost or where the site has specific issues (beyond those normally anticipated) which need to be addressed before the extension can be undertaken. This approach will only be used in such specific circumstances and consideration will be given to whether value for money can be more easily achieved with a new school.

2.6.33 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (based on 2010/11 multipliers)

Development of 1,000 houses (250 x 2-bed, 500 x 3-bed & 250 x 4-bed) in an area with no spare capacity and requiring a new school

<u>Residential Property</u>	<u>Secondary Pupil product</u>
250 x 2-bed	0.10
500 x 3-bed	0.24
250 x 4-bed	0.28

Calculation is:

Number of properties x pupil product x local multiplier for pupil place(s) x local multiplier of 0.92 for Lincolnshire = contribution required

$$250 \times 0.10 \times \text{£}19,588 \times 0.92 = \text{£}450,524$$

$$500 \times 0.24 \times \text{£}19,588 \times 0.92 = \text{£}2,162,515$$

$$250 \times 0.28 \times \text{£}19,588 \times 0.92 = \text{£}1,261,467$$

$$\text{Total} = \text{£}3,874,506$$

Therefore, the total sum required for secondary education in the example show above would be £3,874,506

Sixth Form Provision

2.6.34 Sixth form provision is available in all four towns, and the two secondary schools located in Local Service Centres have partnership arrangements with secondary schools in Sleaford and Grantham which enable them to provide follow on education for their pupils.

2.6.35 Whilst its anticipated that these will be at capacity by 2012 there is scope for such facilities to be expanded and for sites which currently have no sixth form provision to develop this through partnership arrangements, if facilities are developed.

Threshold

2.6.36 For developments of 10 or more dwellings a contribution towards the expansion of new or existing secondary sixth form facilities will normally be required, subject to spare capacity

2.6.37 In most circumstances pooled contributions would be applicable, due to a number of developments planned in an area where sixth form educational facilities would be required, or expansion to such facilities is required.

2.6.38 Where housing development generates a need for additional sixth form educational facilities, planning permission will only be granted if provision is made to meet those needs.

Financial Contributions

2.6.39 The Council will apply assumptions for pupil numbers generated by development which will be based on schemes across Lincolnshire and are subject to change.

2.6.40 For the current sixth form costs for Lincolnshire please refer to the Financial Contributions Matrix in Appendix A.

2.6.41 Contributions will be normally be spent on extensions to existing sixth form facilities to provide pupil places.

2.6.42 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 multipliers)

Development of 1,000 houses (250 x 2-bed, 500 x 3-bed & 250 x 4-bed) in an area with no spare capacity and requiring a new school with sixth form being built

<u>Residential Property</u>	<u>Sixth Form Pupil product</u>
250 x 2-bed	0.02
500 x 3-bed	0.048
250 x 4-bed	0.056

Calculation is:

Number of properties x pupil product x multiplier for pupil place(s) x local multiplier of 0.92 for Lincolnshire = contribution required

$$250 \times 0.02 \times \text{£}21,396 \times 0.92 = \text{£}98,421$$

$$500 \times 0.048 \times \text{£}21,396 \times 0.92 = \text{£}472,423$$

$$250 \times 0.056 \times \text{£}21,396 \times 0.92 = \text{£}275,580$$

$$\text{Total} = \text{£}846,424$$

Therefore, the total sum required for secondary education in the example show above would be £846,424

Further Education

2.6.43 As autonomous institutions the relevant college serving a development will need to be consulted to ascertain available capacity by the applicant. It is anticipated that population growth increase through development will put additional strain on existing further education facilities.

Threshold

2.6.44 For developments of 100 or more dwellings a contribution towards the expansion of new or existing further education facilities will normally be required, subject to spare capacity.

2.6.45 In certain circumstances the College may be willing to accept a parcel of land to be used to construct new education facilities together with a financial contribution to assist with construction costs.

2.6.46 In most circumstances pooled contributions due to a number of developments planned in an area where further educational facilities would be required, or expansion to such facilities is required, would be applicable.

2.6.47 Where housing development generates a need for additional further educational facilities, planning permission will only be granted if provision is made to meet those needs.

Financial Contributions

2.6.48 The College will calculate the need for financial contributions towards further education on a case-by-case basis on sites of 100 dwellings or more.

2.6.49 Contributions will normally be spent on extensions to existing further education facilities to provide additional pupil places.

2.6.50 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

2.7 Community Centres and Village Halls

Introduction

2.7.1 Community Centres, Children's Centres and Village Halls provide an important focus for local people and contribute to the economic, social and cultural life of neighbourhoods by providing leisure, recreation, education and job training opportunities for a range of groups.

2.7.2 They can help to create sustainable neighbourhood centres that contribute to the local economy through provision of affordable space for meetings, training and functions together with workspace for local businesses, organisations and community enterprises. These Centres also provide a vital resource for building a cohesive community and as such are important in residential developments.

2.7.3 Village Halls are invaluable assets to Local Service Centres and villages, providing a venue for a range of community uses including indoor sport and recreation activities. This is recognised by the Government in Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation, which advises that Councils can set their own standards for the provision of recreational facilities such as Village Halls. These standards should then be used to ensure that the occupants of new houses have access to good quality Village Halls, in order to meet their recreational needs.

2.7.4 The level of development proposed across the District will put a strain upon the existing Community Centres and Village Halls that serve the local community. In order to mitigate this, contributions will be sought towards the provision of new, and extension of existing, Community Centre and Village Hall facilities.

Threshold

2.7.5 The threshold for contributions to Community Centres and Village Halls is 5 dwellings or more. Contributions will be sought where there is insufficient capacity in existing Community Centres or Village Halls to cope with the additional demand generated by new housing developments.

2.7.6 Where housing development generates a need for additional Community Centre or Village Hall facilities, planning permission will only be granted if provision is made to meet those needs.

Level of Contribution

2.7.7 Contributions will be sought on a cost per dwelling basis for new, improved or extended Community Centres or Village Halls. This contribution has been calculated by Lincolnshire County Council based on recent costs for building new community facilities.

2.7.8 The PPG17 study identifies a standard of one venue of 500 sqm per 2,000 people. This equates to a standard of 0.25 sqm per person.

On-site Provision

2.7.9 On large residential sites, where a new Community Centre is required on-site, or where an existing centre is to be extended, there may be the option for the applicant to build the facilities themselves, to a design agreed by the Council.

2.7.10 A good standard venue should provide for:

- A hall sufficiently large enough to be used for a variety of recreation and social activities, of at least 18 x 10m
- A small meeting/committee room
- Kitchen
- Storage
- Toilets
- Provision for disabled access and use
- Car parking

2.7.11 Overall a net floor space of 500 sqm per 2,000 people should be used as a guide.

2.7.12 Where a Community Centre is being built as part of a new development, a contribution will also be required to help promote use of the centre and encourage community cohesion within the new population. This contribution will be held by the Council and can be applied for by appropriately managed community groups within the new community to set up and promote community activities at the Community Centre.

Maintenance

2.7.13 In situations where the applicant has provided a new Community Centre facility, the Council will seek a commuted sum to provide for the maintenance of the facility for an agreed period. In most circumstances this will be 15 years, however there may be some situations where a different maintenance period is required.

Financial Contributions

2.7.14 The Council shall seek financial contributions towards the provision/maintenance/extension of community centre facilities reasonably capable of serving the application site. Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.7.15 In certain exceptional circumstances the Council may accept a parcel of land, to enable the extension or construction of Community Centre or Village Hall facilities, in lieu of a financial contribution.

2.7.16 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 figures)

Development of 100 dwellings (10 x 1-bed, 30 x 2-bed, 40 x 3-bed and 20 x 4-bed)

10 x 1-bed = £3,675

30 x 2-bed = £13,965

40 x 3-bed = £23,520

20 x 4-bed = £14,700

Total: £55,860

Therefore the total sum required for community centre contributions in the example shown above would be £55,860

Financial Contribution (Based on 2010/11 figures)

Development of 5 dwellings (2 x 3-bed and 3 x 4-bed) in a Local Service Centre

2 x 3-bed = £1,176

3 x 4-bed = £2,205

Total: £3,381

Therefore the total sum required for village hall contributions in the example shown above would be £3,381

2.8 Library Facilities

Introduction

2.8.1 Libraries play an important role in local communities, they act as resource points to back up education provision for school children, students and lifelong learners. In addition they help to promote social inclusion by providing access to information to all sections of the community. For much of the day, well located libraries can experience very high demand with some services stretched to capacity.

Requirements

2.8.2 Lincolnshire County Council directly provides and otherwise supports library provision in South Kesteven through a number of static and mobile libraries.

2.8.3 Subject to the relevant national policy/legal criteria and the characteristics of the proposed development, Lincolnshire County Council may seek a proportionate contribution to a library refurbishment or relocation. This will only apply to residential units since it is homes that create library demand. A typical contribution would be £114 per person, using assumed population figures of:

- 1 bedroom = 1.5 people
- 2 bedroom = 1.9 people
- 3 bedroom = 2.4 people
- 4 bedroom or more = 3 people

2.8.4 Contributions would normally only be sought on schemes of 5 dwellings or more.

2.8.5 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

2.9 Sports Facilities

Introduction

2.9.1 The provision of local sports facilities is essential to the health and well being of the population. Where new development occurs it's vital that sufficient sports provision is made to ensure that new communities are successful and sustainable.

2.9.2 Sport England's document 'Active Design' offers guidance on how developments can offer opportunities for communities to be naturally active as part of their daily life, as well as offering information design of play spaces.

Threshold

2.9.3 Contributions towards sports facilities will be required for developments of 10 dwellings or more. They will only be sought where the existing local facilities do not have sufficient spare capacity to accommodate the increased population.

Level of Contribution

2.9.4 Contributions towards sports facilities will vary depending on the type of sports provision that is needed. There are three types of sports facilities that will be sought:

- Sports Halls
- Swimming Pools
- Synthetic Turf Pitches

2.9.5 The Council's PPG17 study identified quantity and access standards which will be used to help determine whether or not a contribution will be required from a development proposal. These standards are set out in the table below.

Table 3: Sports Facility Provision

Table Sports Facility Provision

Facility	Quantity Standard	Access Standard
Sports Halls	1 x 4-court hall (594 sqm) per 14,000 people (or 42.43 sqm per 1,000 people)	Within 15 minutes drive time (preferred) 20 minutes (maximum). Times apply to walking in urban areas.
Swimming Pools	1 x 4-lane x 25 metre pool (213 sqm) per 23,000 people (or 10.27 sqm per 1,000 people)	Within 15 minutes drive time (preferred) 20 minutes (maximum). Times apply to walking in urban areas.
Synthetic Turf Pitches (STPs)	1 x full size STP (6,426 sqm) per 20,000 people (or 321.3 sqm per 1,000 people)	Within 15 minutes drive time (preferred) 20 minutes (maximum). Times apply to walking urban areas.

2.9.6 The quantity standards can be further broken down to a 'per person' quantity of provision:

- Sports Halls – 0.042 sqm per person
- Swimming Pools – 0.010 sqm per person
- Synthetic Turf Pitches – 0.32 sqm

2.9.7 Contributions will be pooled to be used to extend existing sports facilities or provide new facilities.

2.9.8 Sport England has produced a tool called the 'Sports Facility Calculator' that can be used to determine the number of facilities that are needed to meet a population's sports facilities needs.

2.9.9 This tool can help pinpoint requirements from new developments, therefore for all developments of 10 dwellings or more, the Council will be able to calculate whether existing facilities can cope with the demand generated by new the development.

2.9.10 The costs of different types of sports facilities are also shown within Sport England's Sport Facility Calculator. Therefore using this information appropriate contribution levels have been calculated and can be found in the Financial Contributions Matrix in Appendix A.

On-site provision

2.9.11 In exceptional circumstances the Council may wish to see a parcel of land provided for new sports facilities. This may be in addition to a contribution towards building those facilities.

Financial Contributions

2.9.12 The Council shall seek contributions towards the provision/extension of sports facilities reasonably capable of serving the application site. Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.9.13 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 figures)

Development of 180 houses (30 x 2-bed, 100 x 3-bed and 50 x 4-bed) and 20 flats (5 x 1-bed and 15 x 2-bed) in an area where there is no spare capacity in swimming pool facilities to accommodate the increase in population generated by development

Swimming pools

5 x 1-beds = £705

45 x 2-bed = £8,037

100 x 3-beds = £22,560

50 x 4-beds = £14,100

Total: £45,402

Therefore the total sum required for swimming pools in the example shown above would be £45,402.

NB: this example assumes that the development is located in an area where there is sufficient spare capacity within sports halls and synthetic turf pitches to accommodate the population increase, but insufficient capacity within swimming pool facilities.

2.10 Healthcare Facilities

Introduction

2.10.1 Health provision in South Kesteven is currently coordinated by NHS Lincolnshire, the Primary Care Trust (PCT) for the County. There are two hospitals: Stamford, run by the Peterborough and Stamford Hospital Trust and Grantham, run by the United Lincolnshire Hospitals NHS Trust.

2.10.2 The PCT uses a formula to calculate a financial contribution to improvements to medical care associated with new housing development. These contributions are used to improve medical care facilities in the locations where development occurs.

2.10.3 All four towns and a number of the Local Service Centre's have extensive GP practices. The Local Service Centre GP practices operate as part of clusters or partnerships allowing access to a range of medical facilities within the partnership practices.

Threshold

2.10.4 The threshold for contributions will be developments of 5 dwellings or more.

2.10.5 This requirement for contributions will be linked to spare capacity whereby the Council will consult with the PCT whenever there is qualifying development. If there is sufficient spare capacity (either current or projected) in the catchment area at that point in time then a contribution will not be required.

2.10.6 The threshold for requiring the delivery of a new GP Healthcare Centre will be developments of 1,000 dwellings or more. In such cases the new facility will be expected to be provided on-site.

Level of Contribution

2.10.7 As at April 2007 the national average for number of patients per GP is 1,800. Lincolnshire Teaching PCT has 722,976 patients with 321.25 whole time equivalent GP's giving an average GP list size of 2,251. This average figure hides significant variations. The PCT has a number of small rural practices with below average list sizes while the town practices operate well above the national average.

2.10.8 There is also a significant lack of dentists taking NHS patients in the PCT area.

2.10.9 The formula is based on a Primary Care team comprising of a GP, District Nurse, Health Visitor and associated administrative support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost has been determined per patient. This figure is then multiplied by 2.4 (the average number of persons per dwelling) to give a proposed funding per dwelling.

2.10.10 Qualifying development will be required to pay the amounts set out in the Financial Contributions Matrix in Appendix A.

2.10.11 Contributions will be used to extend/convert/enhance existing facilities or pooled to match fund the construction of new facilities reasonably capable of serving the application site.

On-site Provision

2.10.12 In certain circumstances, such as major development schemes or 1,000 dwellings or more, the Council may, in partnership with the PCT, accept the provision of on-site healthcare facilities in lieu of a financial contribution.

Maintenance

2.10.13 In certain exceptional circumstances, when the applicant has provided on-site healthcare facilities, a commuted sum will be payable to cover the costs of building maintenance for an agreed period of time.

Financial Contributions

2.10.14 The Council will seek financial contributions towards creating additional capacity within health facilities reasonably capable of serving the application site. Please refer to the Financial Contributions Matrix in Appendix A for the financial contribution required.

2.10.15 In certain exceptional circumstances the Council may accept a parcel of land, to enable the extension or construction of health facilities, in lieu of a financial contribution.

2.10.16 Financial contributions will be ring-fenced to ensure that they are spent within the health catchment area of the development from which they have been received.

2.10.17 Financial contributions will normally be held in an account by the Council for a period of 10 years. The PCT will be able to call upon the funds to be spent on an agreed project at any point in this 10 year period. The PCT will have to contact the Council to check if there are any Planning Obligation funds available in the catchment area for specific projects. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contribution (Based on 2010/11 figures)

Development of 80 houses (10 x 2-bed, 50 x 3 bed & 20 x 4-bed) and 20 flats (5 x 1-bed & 15 x 2-bed)

5 x 1-bed = £1,485

25 x 2-bed = £9,400

50 x 3-bed = £23,750

20 x 4-bed = £11,800

Total: £46,435

Therefore the total sum required for healthcare contributions in the example shown above would be £46,435

NB: this example assumes that there is no spare capacity in the healthcare catchment area within which the development is located.

Dental Contributions

2.10.18 In some circumstances there may be a need for 100% provision of NHS Dentistry in addition to contributions towards GP facilities, in such cases the formulae used to calculate the health contribution per person will include dentistry. The PCT will advise of whether or not there will be this requirement at the time of application. Please see Appendix A for further information on financial contributions.

Pharmacy Contributions

2.10.19 In some circumstances there may be a need for the provision of a new pharmacy. This incurs a fixed cost of approximately £30,000 per annum to the PCT (based on 2011/12 figures). Therefore a contribution based upon capitalised costs would be required unless it can be demonstrated that:

1. Pharmaceutical needs can be met from existing provision (for development of 5 dwellings or more); and
2. The development cannot feasibly support pharmacy provision.

2.10.20 Please see Appendix A for further information on financial contributions.

2.11 Community Safety Measures

Introduction

2.11.1 Community safety is about feeling safe, whether at home, in the street or at work. It relates to quality of life and being able to pursue and obtain the fullest benefits from their domestic, social and economic lives without fear or hindrance from crime and disorder.

Threshold

2.11.2 The threshold for contributions to Community Safety is 1,000 dwellings for residential development, and 5,000 sqm of gross floor space for commercial developments.

2.11.3 Contributions will be sought for a range of measures including, but not limited to, CCTV.

Level of Contribution

2.11.4 Contributions will be sought on a cost per dwelling basis for residential development and on a cost per gross floor space provided basis through commercial development.

2.11.5 Qualifying development will be required to pay the amounts set out in the Financial Contributions Matrix in Appendix A.

Financial Contributions

2.11.6 A range of community safety measures may be appropriate depending on the size, location and type of development. The nature of the contribution will be determined on a case-by-case basis for qualifying development.

2.11.7 In some instances (where appropriate) the Council may seek financial contributions towards the provision/maintenance/extension of CCTV in the town within which the development is located. Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required in such instances.

2.11.8 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Maintenance

2.11.9 Where CCTV is sought as the community safety measure, the Council will seek a commuted sum to provide for the future maintenance of the CCTV. In most circumstances this will be 10 years, however there may be situations where a different maintenance period is required.

Working Example of CCTV contribution

Financial Contributions (Based on 2010/11 costs)

Development of 1,800 dwellings

Installation costs of £20,000

Maintenance costs of £4,500 per annum

$10 \times £4,500 = £45,000$

Therefore, installation costs of £20,000 plus maintenance costs of £45,000 equates to a total sum of £65,000 towards CCTV.

2.12 Childcare Provision

Introduction

2.12.1 Childcare provision is an integral part of any new residential development and is essential in order to achieve sustainable communities. Childcare provision allows parents to be able to work full time knowing that their children are receiving adequate care. Supports working parents and those that wish to train or gain employment, provides early education for children pre-school age, supports early intervention for children and families in need of additional support.

2.12.2 Under the Childcare Act 2006, the Council has a duty to secure childcare provision that is sufficient to meet the requirements of parents of children aged 0 years to 14 years (17 years for children with a disability) who require childcare in order to enable them to take up, or remain in, work or to undertake education or training which could reasonably be expected to assist them to obtain work.

Threshold

2.12.3 For developments above the threshold of 300 dwellings, financial contributions will be required (subject to insufficient accessible capacity of places with existing childcare providers) towards the construction of new, and/or expansion/extension of existing local childcare provision reasonably capable of serving the proposed development site. For schemes below the threshold, the additional demand should be capable of accommodation within existing childcare facilities.

2.12.4 Where housing development generates a need for additional childcare provision, planning permission will only be granted if provision is made to address these needs.

Requirements

2.12.5 Contributions will only be sought for qualifying development where there is insufficient capacity within existing childcare provision.

2.12.6 When looking at spare capacity, the Council will also take into account other developments where Section 106 Agreement Heads of Terms have been agreed. Where there is spare capacity to support some of the children generated by a development, a pro-rata financial contribution will be sought.

2.12.7 Where there is sufficient capacity within the existing childcare provision to accommodate a proposed development, then a contribution will not normally be required.

Financial Contributions

2.12.8 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required. This contribution is based upon work undertaken by Lincolnshire County Council in determining applicant contributions for infrastructure.

2.12.9 The Department for Education (DfE) publishes guide costs for the development of childcare capital projects and location factors drawn from the Building Cost Information Service. The guide costs and location factors are updated by the DfE, therefore the relevant figures will be applied. These costs are set out at Appendix A.

2.12.10 The Council will apply the following population multipliers, derived from the Census 2001 Commissioned Table CO549, for children numbers generated by development:

Table 4: Childcare Population Multipliers

Table Childcare Population Multipliers

	No of beds			
Age of Children	2	3	4+	Ratio of places needed to number of Children
0 years – 1 years	0.05	0.05	0.07	1:4
2 years – 4 years	0.07	0.11	0.11	1:4
5 years – 10 years	0.11	0.23	0.28	1:5
11 years – 14 years	0.05	0.16	0.21	1:30

2.12.11 Where possible, the standard formula will be used to fund childcare provision expansions to accommodate children from residential developments. However, each individual site does have its own set of circumstances and therefore funding received through the standard formula may not be appropriate in all cases.

2.12.12 Each site will need to be considered on an individual basis having regard to factors such as site constraints, site abnormalities and scale of the expansion work required to accommodate children from the development. In some cases it may be necessary for the Council to indicate that no expansion work can take place on a particular site/facility or to carry out a feasibility study to establish if necessary expansions are possible and the actual costs of the work.

2.12.13 The Council will support childcare developments with start up funding where appropriate and available. This will cover costs such as staffing, training and equipment. Other funding will be required for land and buildings.

2.12.14 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example**Financial Contribution (Based on 2010/11 multipliers)**

Development of 500 dwellings (125 x 2-bed, 250 x 3-bed & 125 x 4-bed) in an area without sufficient, accessible capacity

Number of Children generated and places required to support:

		No of beds			
Age of Children	2	3	4	Total no of Children	No of places needed
0 years – 1 years	6.25	17.5	8.75	32.5	8
2 years – 4 years	8.75	27.5	13.75	50	12
5 years – 10 years	13.75	57.5	35	106.25	21
11 years – 14 years	6.25	40	26.25	72.5	2

Calculation is:

(Number of places needed – spare capacity) x formulae per place(s) cost = contribution required

$$8 \times \text{£}8,316 = \text{£}66,528$$

$$12 \times \text{£}6,574 = \text{£}78,888$$

$$21 \times \text{£}5,861 = \text{£}123,081$$

$$2 \times \text{£}5,861 = \text{£}11,722$$

$$\text{Total} = \text{£}280,219$$

Therefore, the total sum required for childcare provision in the example above would be £280,219

Financial Contribution (Based on 2010/11 multipliers)

Development of 500 dwellings (125 x 2-bed, 250 x 3-bed & 125 x 4-bed) in an area with sufficient accessible capacity to meet current need

Number of Children generated and places required to support:

		No of beds				
Age of Children	2	3	4	Total no of Children	No of places needed	Spare Capacity
0 years – 1 years	6.25	17.5	8.75	32.5	8	3
2 years – 4 years	8.75	27.5	13.75	50	12	24
5 years – 10 years	13.75	57.5	35	106.25	21	12
11 years – 14 years	6.25	40	26.25	72.5	2	5

(Number of places needed – spare capacity) x formulae per place(s) cost = contribution required

$$(8 - 3) \times \text{£}8,316 = \text{£}41,580$$

$$(12 - 24) \times \text{£}6,574 = \text{£}0$$

$$(21 - 12) \times \text{£}5,861 = \text{£}52,749$$

$$(2 - 5) \times \text{£}5,861 = \text{£}0$$

$$\text{Total} = \text{£}94,329$$

Therefore, the total sum required for childcare provision in the example above would be £94,329

2.13 Fire and Rescue

Hydrants and Water Works

2.13.1 The Fire and Rescue Service is required to secure water from either potable or open water services to effectively fight fires under normal circumstances.

2.13.2 The Code of Practice between all Fire Authorities states:

2.13.3 “Securing water for fire fighting purposes on new sites, all new development should be considered at the planning stage with a view to securing water meeting fire-fighting needs. Both the Fire and Rescue Service and Water Companies as consultees should require provision of water for fire-fighting by applicants/developers/owners of new developments, or redevelopments when the needs are increased.”

2.13.4 Both residential and commercial development can trigger need. Storage and manufacturing uses raise particular needs. In the case of potable water service, the cost of provision includes both hydrants and the supply to them through suitable water mains.

2.13.5 Adequate mains pressure to fight fires is a further consideration. The code recognises that water distribution systems are subject to external factors beyond the control of water companies that affect flow, such as peak demand and leaks. Alternative sources to the mains for fire fighting water supply include balancing lakes and underground tanks. Where these are appropriate the provision will need to be negotiated between applicants and the Council on a case by case basis.

2.13.6 Hydrants are usually sited at the entry into new development, on water mains of 125mm diameter or above (in some rural areas it may not be practicable and 80mm mains may be deemed adequate).

2.13.7 End washouts are required on cul-de-sacs by water companies for mains flushing to maintain water quality. Hydrants should be provided at a maximum of 200m apart in residential areas.

2.13.8 Hydrants in new industrial areas, town centres and other commercial developments, must be on mains of 125mm or above and provided at a maximum of 100m apart.

2.13.9 Hospitals, institutions, Council premises and so on must confirm to any relevant Codes of Practice and Manuals for Design, in the absence of which they will be treated as industrial.

2.13.10 Hydrants and other means of supply must be readily accessible and be sited away from areas of vulnerability such as crossovers.

2.13.11 In rural areas hydrants should be located adjacent to special risk and recognisable geographical locations such as road junctions, churches, village halls etc. Hydrant installations at field entrances and in verges require careful consideration to avoid subsequent damage by heavy machinery.

Threshold

2.13.12 Any form of development, both residential and commercial may compromise the ability of the service to manage water supply. Therefore all development will be considered and no lower threshold for contributions will apply.

2.13.13 In some cases, particularly sites of below one hectare, in existing built-up areas, existing hydrants could provide adequate supply so a contribution will not always be required.

Level of Contribution

2.13.14 Contributions will be sought on a site-by-site basis for residential development in line with the requirements as set out above and the specific characteristics of the development site, particularly the layout of existing and proposed highways. The examples and indicative per unit and per square metre charges set out below have been calculated by Lincolnshire County Council, the County's Fire and Rescue Authority.

2.13.15 Discussions with Lincolnshire Fire and Rescue are likely to indicate a site solution which is more cost effective for the applicant/developer/landowner. For example, it might be acceptable, in lieu of a financial contribution, to provide access to open water or to install approved low cost domestic fire suppression (sprinkler) systems. Opportunities may arise to integrate access to open water for the Fire Service as part of Sustainable Urban Drainage Systems (SUDs). An important consideration is the need to access such water sources with a fire engine. As a result, it would usually be necessary to have something like a concrete hard standing running close to the water source.

Financial Contributions

2.13.16 Applicants should expect to pay the amounts set out in the Financial Contributions Matrix in Appendix A. The relevant formulae for domestic and commercial development are set out below on the basis that the average cost of a hydrant is £800:

Contribution Formula

Number of fire hydrants required x Cost per hydrant = Commuted sum

2.13.17 In some circumstances the Council may accept land or the provision of equipment (pipes, hydrants, tanks etc) to the prescribed standard for adoption in lieu of a financial contribution. As set out above, satisfactory access to other water sources is also likely to be acceptable as an alternative.

2.13.18 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Examples

Financial Contributions (Based on 2010/11 figures)

Development of 50 dwellings

The average cost for the installation per fire hydrant is £800

Four hydrants are likely to be required.

$4 \times £800 = £3,200$ as a total expected cost of provision

$£3,200/50$ dwellings = £64 as an expected cost per dwelling

Financial Contributions (Based on 2010/11 figures)

Development of 1,000 sqm of industrial units

The average cost for the installation per fire hydrant is £800

Ten hydrants are likely to be required.

$10 \times £800 = £8,000$ as a total expected provision

$£8,000/1,000 \text{ sqm} = £8$ as an expected cost per sqm

High Risk Development

2.13.19 In line with 'National Guidance for the Provision of Operational Risk Information (PORIS) - Document 1.2' produced by Communities and Local Government/Chief Fire and Rescue Adviser (February 2010), proposed development at risk level 3, 4 and 5 might be expected to contribute to specific fire safety arrangement. This is not particularly common, with only (at the time of writing) 38 premises in level 3, ten at level 4 and zero at level 5 within the District. Typically, simple measures can be taken, such as providing the Fire and Rescue Service with accurate architectural plans, which would usually involve limited costs and would not require a planning obligations. However, with higher level risks, applicants will be expected to financially contribute to the costs of producing a sufficient Tactical Information Plan (TIP) and related to training to fire-fighters.

2.14 Lifetime Homes

Introduction

2.14.1 In 1991 the Lifetime Homes concept was developed by a group of housing experts who came together as the Joseph Rowntree Foundation Lifetime Homes Group.

2.14.2 Lifetime Homes have sixteen design features that ensure a new dwelling will meet the needs of most households. This does not mean that every family is surrounded by things they do not need. The accent is on accessibility and design features that make the home flexible enough to meet whatever comes along in life: a teenager with a broken leg, a family member with serious illness, or parents carrying in heavy shopping and dealing with a pushchair.

2.14.3 Because Lifetime Homes will be suitable for older people (whose numbers are increasing rapidly) and for the vast majority of disabled people, as well as non-disabled people, they will have a wider market of potential buyers and residents, potentially increasing their value and the ease with which they can be re-sold.

2.14.4 Further information on accessible homes can be found in the Government publication 'Planning and Access for Disabled People – A Good Practice Guide'.

Threshold

2.14.5 The threshold that the Council will apply for the provision of Lifetime Homes is 10 dwellings.

Level of Contribution

2.14.6 The level of Lifetime Homes sought on qualifying development will be 10% of the total number of units. The units provided must be built to our Lifetime Home Standards, which are based on the Joseph Rowntree Foundations Standards. For further information please see Appendix C.

On-site Provision

2.14.7 Lifetime Homes are to be provided within the development. If the development consist of apartments and there is no lift provided in the scheme then the Lifetime Homes must be provided on the ground floor.

Financial Contributions

2.14.8 The Council will not accept a financial contribution in lieu of on-site provision of Lifetime Homes.

Working Example

Non-Financial Contribution

Development of 16 houses and 4 flats

This development provides 20 residential dwellings of which 10% must be built to Lifetime Homes Standards.

This equates to 2 dwellings.

These can be provided as either 2 apartments on the ground floor of the apartment block, as 2 houses, or a combination of 1 apartment on the ground floor and 1 house.

2.15 Employment and Training Initiatives

Introduction

2.15.1 Development will create a need for skilled employees who may not be available in the area. The Council, therefore, needs to maximise opportunities to support training and other initiatives to enhance employability, particularly for people from disadvantaged communities.

2.15.2 Applicants will benefit from these initiatives as they will be able to:

- Access a larger pool of relatively skilled labour
- Ease recruitment difficulties

- Influence training provision to become more genuinely industry led
- Positively raise the profile of the development in the community

2.15.3 The Council has a Recruitment and Training Agreement, which aims to maximise employment and training opportunities for local unemployed people. For the purposes of this SPD, 'local' is defined as those living within South Kesteven District. Applicants for all types of schemes will be expected to sign up to this agreement.

2.15.4 The Recruitment and Training Agreement does not replace any existing arrangements the applicant may have with Jobcentre Plus or any other organisations including the Skills Funding Agency.

Threshold

2.15.5 For commercial, retail and leisure development the threshold for signing up to the Recruitment and Training Agreement is any development of 1,000 sqm or more gross floor space and/or an increase of 25 or more employees. Applicants will be expected to provide information relating to the projected Recruitment and Training requirements when drafts Heads of Terms are being negotiated. An example of the projected recruitment and training agreement requirements pro-forma can be found in Appendix D.

2.15.6 For residential development, the threshold for signing up to the Recruitment and Training Agreement is 100 units.

Recruitment and Training Agreement

2.15.7 Where qualifying development does not have a satisfactory recruitment and training plan in place that is acceptable to the Council, it is expected that the applicant will enter into a Recruitment and Training Agreement with the Council.

2.15.8 Satisfactory Recruitment and Training Agreements should include support for unemployed people through Get Britain Working initiatives agreed with Jobcentre Plus.

2.15.9 Through completion of a Recruitment and Training Agreement, there is a requirement to provide detailed information on the numbers and types of jobs and skills required by the jobs likely to be created through the development.

2.15.10 Details of end user activities (if applicable) must also be provided at the earliest opportunity.

2.15.11 A method statement must be produced outlining what percentage of jobs will be targeted towards long-term unemployed people and what training opportunities (such as apprenticeships) will be provided.

2.15.12 Applicants will be required to monitor and report to the Council or its partners the number of:

- Vacancies circulated locally through the job centre
- Unemployed people recruited
- Trainees supported
- Any other additional relevant information as requested

2.15.13 Representatives from the Council or its partners may require periodic access to any construction training facilities and to any students studying at such facilities to monitor how the Agreement is being applied in practice.

2.15.14 An example of a Recruitment and Training Agreement and the accompanying Monitoring Forms can be found in Appendix D.

2.15.15 The Council encourages pre-application discussion of Employment and Training requirements.

2.16 Natural and Built Environment

Introduction

2.16.1 The Council will seek to protect and enhance the high quality built and natural environment throughout the District, through ensuring the conservation and enhancement, sensitive use and management of the District's natural, historic and cultural resources.

Natural Environment

2.16.2 In certain circumstances the Council may seek contributions towards the conservation of the natural environment and natural habitats. These may involve costs of mitigation for damage done or enhancement, including management of schemes which are outside the application site.

Threshold

2.16.3 All likely impacts on ecologically or geologically sensitive locations will need to be assessed individually on residential, commercial and all other development sites therefore no lower thresholds apply when a sensitive site is being affected.

Financial Contributions

2.16.4 Costs will have to be assessed for each individual project/development. The extent of the geological or ecological interest will need to be located and deferred by prior assessment.

2.16.5 For projects requiring habitat creation, landscaping and any other ecological works to be undertaken, the capital costs of implementation and the future maintenance costs for an agreed period of time in the form of a commuted maintenance sum will be required to be paid.

2.16.6 Where trees or woodlands would be lost due to development, as a minimum replacement on a like for like basis will be required to maintain the ecological and carbon balance.

Flooding

2.16.7 Planning Obligations may be sought, where appropriate, for the provision of, and/or maintenance of, suitable surface water drainage systems, especially those using Sustainable Urban Drainage (SUDs) principles which may have off-site implications.

2.16.8 Flood protection works, especially those required to ensure a development is not at risk from flooding or to protect other area from flooding as a result of the development, may be required on appropriate sites.

2.16.9 Statutory responsibility for SUDs approval will come to Lincolnshire County Council as Lead Local Flood Authority (LLFA), in line with the timetable in statute. The Council encourages applicants to undertake pre-application discussions with the LLFA at the earliest opportunity as SUDs design can often be integral to the layout of a development. Failure to do so could lead to a situation where the applicants achieve a planning consent but no SUDs approval.

Threshold

2.16.10 All likely flood risk impacts will need to be assessed individually on residential, commercial and all other development sites therefore no lower thresholds apply where a site may have flood risk implications.

Financial Contributions

2.16.11 Costs will have to be assessed for each individual project/development.

2.16.12 Where the Council will be taking responsibility for the future maintenance and management of flood protection/management/alleviation schemes, a commuted maintenance sum will be required to be paid. The extent of this sum and the length of time it covers will be assessed on a case-by-case basis.

Built Heritage and Archaeological Interest

2.16.13 In the majority of cases, requirements associated with built heritage and archaeological interest matters can be dealt with through negotiation or condition. However on some occasions it may be necessary to include these issues within the Section 106 Agreement.

2.16.14 An example of this would be where new development is being allowed in order to fund works to a heritage building, feature or area or to fund archaeological works. In such cases a Planning Obligation may be negotiated to tie the development to the funding of the heritage works.

2.17 Renewable Energy Measures

2.17.1 The use of renewable energy, in combination with improvements in energy efficiency of all new development, offers an opportunity for dealing with wider concerns over climate change and the emission of greenhouse gases in South Kesteven.

2.17.2 The need to conserve and protect the Earth's natural resources underlines the importance of ensuring future development is achieved within known biophysical limitations. This lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to be applied within the context of South Kesteven, where large scale developments are proposed.

2.17.3 Renewable energy is defined as energy that comes from:

- Solar thermal (solar hot water systems)
- Active photovoltaic energy (PV)
- Geo-thermal water heating
- Wind turbines
- Energy crops and biomass
- Energy from agricultural plant and animal waste but not energy from domestic or industrial waste, except methane from existing landfill sites
- Ground source heat pumps
- Combined heat and power plants

2.17.4 As part of its commitment to mitigating climate change and the prudent use of natural resources, the Council promotes the development of energy and resource efficient buildings. It is important not only to minimise their running costs to the occupier but also to create sustainable buildings and reduce emission.

2.17.5 The Council will not take any responsibility for the future management, maintenance or ownership of renewable energy measures. Planning Obligations may be negotiated to ensure that the applicant is able to demonstrate they have an appropriate mechanism in place for ensuring the future maintenance and management of a renewable energy measures located on or serving a development.

2.18 Waste and Recycling Facilities

Introduction

2.18.1 Waste collection and recycling comprises a substantial part of the Council's function, the cost of which is generally borne by Government grant and Council Tax payers. However new development places a strain upon the Council's ability to deliver this service as it creates additional demand.

2.18.2 New housing development generates a need for the provision of new wheeled bins for the storage and collection of household waste and recycling. New housing is required to provide a black bin, and a silver bin, with the home owner then able to decide on whether they wish to purchase a green bin themselves.

Threshold

2.18.3 For developments of houses the threshold for contributions will be 5 dwellings. Contributions may be sought from smaller schemes if they form part of overall development in an area.

2.18.4 For developments of flats, contributions will normally only be sought on schemes of up to 5 flats. Schemes of flats larger than 5 dwellings will require 1,100 litre waste and recycling bins which have different storage requirements to standard wheeled bins.

2.18.5 For developments of 6 or more flats, applicants should contact the Council's Street Scene Services at the earliest opportunity to discuss waste and recycling storage requirements.

Level of Contribution

2.18.6 Contributions are determined by assessing the cost of providing one silver bin (household waste recycling), and one green bin (garden waste recycling) per new household created.

Financial Contributions

2.18.7 Please refer to the Financial Contributions Matrix in Appendix A for the level of financial contribution required.

2.18.8 Financial contributions will normally be held for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

Working Example

Financial Contributions (Based on 2010/11 figures)

Development of 10 houses

10 x Silver Bin @ £20 per bin = £200

10 x Green bin @ £26 per bin = £260

Total: £460

Therefore the total sum required for household waste and recycling storage in the example shown is £460.

2.18.9 In certain circumstances the Council may require applicants to ensure that individual properties have adequate storage for refuse and recycling bins (including garden bins) and that there are accessible for servicing. In addition to which, it may require communal facilities to be provided where necessary at developments of flats, and/or stand alone recycling points.

2.19 Air Quality Management

Introduction

2.19.1 The Council safeguards the quality of air within the District by monitoring ambient air, inspecting industrial emissions and investigating reports of air pollution incidents from residents.

2.19.2 The Council has been monitoring air quality in South Kesteven since 1992 and aims to ensure that the air meets the standard set by the Government. The Environment Act 1995 places a duty on Councils to assess air quality in relation to Government standards and objectives.

2.19.3 The air quality within South Kesteven is routinely monitored at 30 sites within the District. In general the air quality meets Government standards, but Air Quality Management Areas (AQMAs) have been declared in the vicinity of Wharf Road and Brook Street in Grantham.

2.19.4 Development which has the potential to create a negative impact upon air quality will be expected to contribute towards the cost of monitoring air quality and the costs of taking appropriate steps to mitigate that impact.

2.19.5 The three ways in which a development may have a significant impact are:

- If the development has the potential to cause a deterioration in local air quality (i.e. once completed it will increase pollutant concentrations)
- If the development is located in an existing area of poor air quality (i.e. it will expose future occupiers to unacceptable pollutant concentrations)
- If the demolition/construction phase will have a significant impact on the local environment (e.g. through fugitive dust and exhaust emissions).

2.19.6 Applicants should also refer to the Council's publication, "Air Quality Technical Guidance Note - A Developers Guide for Air Quality Impacts" prior to submitting a planning application.

Threshold

2.19.7 The threshold for contributions towards air quality management for residential development will be 80 dwellings. A reduced threshold figure may be applicable where development is likely to have a direct impact upon an existing AQMA. Please contact a member of the Environmental Health Team for further information.

2.19.8 Where development is proposed within an existing AQMA there will be no lower threshold for contributions.

2.19.9 For commercial development the threshold will be 1,000 sqm gross floor space. A reduced threshold figure may be applicable where development is likely to have a direct impact upon an existing AQMA. Please contact a member of the Environmental Health Team for further information.

2.19.10 Where development is proposed within an existing AQMA there will be no lower threshold for contributions.

Level of Contribution

2.19.11 Financial contributions will be determined on a case-by-case basis.

Financial Contribution

2.19.12 The Council will seek financial contributions towards the provision/maintenance/extension of Air Quality Assessment equipment capable of measuring changes to air quality reasonably caused by the development.

2.19.13 Financial contributions will be ring-fenced to ensure that they are spent on Air Quality Management equipment or measures to help improve air quality.

2.19.14 Financial contributions will normally be held in an account by the Council for a period of 10 years. Any funds that remain unspent at the end of this period may be repaid at the applicants express request.

2.20 Community Trusts

2.20.1 On larger development sites there is a need to secure the long term maintenance and management of community facilities and other areas on the site. This may be achieved through the establishment of a Community Trust to help new residents manage the community themselves.

2.20.2 In instances where such a contribution is required, the Council will include a document setting out the details of the Community Trust within the Section 106 Agreement governing the site.

Appendix A: Financial Contributions Matrix

Table 5: Residential Development Contributions

Table Residential Development

	5 units	10 units	25 units	50 units	75 units	100 units
Affordable housing	YES	YES	YES	YES	YES	YES
Informal/Natural Green Space	NO	YES	YES	YES	YES	YES
Outdoor Sports Space	NO	YES	YES	YES	YES	YES
Allotments	NO	YES	YES	YES	YES	YES
Children and Young Peoples Equipped Space	NO	YES	YES	YES	YES	YES
Parks and Recreation Space	NO	YES	YES	YES	YES	YES
Highways and Transportation	YES - No lower threshold	YES	YES	YES	YES	YES
Public Realm/Public Art	NO	NO	NO	YES	YES	YES
Education	NO	YES	YES	YES	YES	YES
Community Centre and Village Halls	YES	YES	YES	YES	YES	YES
Library Facilities	YES	YES	YES	YES	YES	YES
Sports Facilities	NO	YES	YES	YES	YES	YES

	5 units	10 units	25 units	50 units	75 units	100 units
Healthcare Facilities	YES	YES	YES	YES	YES	YES
Community Safety Measures	NO	NO	NO	NO	NO	NO - Contributions secured from 1,000 units or more
Fire and Rescue	YES	YES	YES	YES	YES	YES
Childcare	NO	NO	NO	NO	NO	NO - Contributions secured from 300 units or more
Lifetime Homes	NO	YES	YES	YES	YES	YES
Employment and Training Initiatives	NO	NO	NO	NO	NO	YES
Natural Environment	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Flooding	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Built Heritage and Archaeological Interest	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Renewable Energy Measures	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Waste and Recycling Facilities	YES	YES	YES	YES	YES	YES
Air Quality Management	NO	NO	NO	NO	NO	YES

Affordable Housing

- Provision should be at the target rate of 35% of the total number of dwellings. 60% of this should be affordable housing for rent and 40% affordable housing for shared ownership.
- For the calculation of commuted sums, the open market value of dwellings will be based upon the value band of the area the development site falls within:

	Rented			Intermediate		
	2-bed	3-bed	4-bed	2-bed	3-bed	4-bed
Band	£k	£k	£k	£k	£k	£k
A	£140k	£160k	£180k	£140k	£160k	£180k
B	£160k	£180k	£200k	£160k	£180k	£200k

- The value of affordable housing for rent will be 40% of the value band the development falls within.
- The value of intermediate affordable housing will be 60% of the value band the development falls within.
- Band A locations:
 - Grantham
 - Bourne
 - Market Deeping
 - Deeping St James
 - Caythorpe
 - Billingborough
 - Ancaster
 - Harlaxton
 - Colsterworth
 - Barrowby
 - Baston
 - Thurlby
 - Langtoft
 - Corby Glen
 - Morton
 - Barkston
 - Great Gonerby
- Band B Locations:
 - Stamford

- Long Bennington
- Castle Bytham

Informal/Natural Green Space

- Where adequate provision cannot be met on-site a financial contribution will be sought at £232,100 per hectare (£23.21 per sqm).
- For on-site provision, 30 year commuted maintenance sums for Informal/Natural Green Space will be determined on a case-by-case basis. Further information on maintenance sums can be found in Appendix B.

Outdoor Sports Spaces

- Where adequate provision cannot be met on-site a financial contribution will be sought at £278,800 per hectare (£27.88 per sqm).
- For on-site provision, 30 year commuted maintenance sums for Outdoor Sports Spaces will be determined on a case-by-case basis. Further information on maintenance sums can be found in Appendix B.

Allotments

- Where adequate provision cannot be met on-site a financial contribution will be sought at £289,200 per hectare (£28.92 per sqm).
- For on-site provision, 30 year commuted maintenance sums for Allotments will be determined on a case-by-case basis. Further information on maintenance sums can be found in Appendix B.

Children and Young Peoples Equipped Space

- Where adequate provision cannot be met on-site a financial contribution will be sought at:
 - £150 per sqm for provision of a LAP
 - £87.5 per sqm for provision of a LEAP
 - £70 per sqm for provision of a NEAP
- For on-site provision, 30 year commuted maintenance sums for Children and Young Peoples Equipped Space will be determined on a case-by-case basis. Further information on maintenance sums can be found in Appendix B.

Parks and Recreation Space

- Where adequate provision cannot be met on-site a financial contribution will be sought at £318,800 per hectare (£31.88 per sqm).
- For on-site provision, 30 year commuted maintenance sums for Parks and Recreation will be determined on a case-by-case basis. Further information on maintenance sums can be found in Appendix B.

Highways and Transportation

- Any works that are required by the Transport Assessment/Transport Statement will need to be secured.
- Financial contributions will be determined on a case-by-case basis.

Public Realm/Public Art

- Scheme of public realm/public art to the value of 1% of total development costs.
- Financial contribution equivalent to the value of 1% of total development costs.

Education

- £13,043 per primary school place generated by the development.
- £19,588 per secondary school place generated by the development.
- £21,396 per sixth form place generated by the development.
- The costs of further education places generated by development will be calculated on a case-by-case basis using standard multipliers reflecting when a new facility is needed or an extension to existing facilities is required.

Community Centres and Villages Halls

- Based on a charge of £245 per person, Community Centre/Village Hall contributions can be converted into a formula for a cost per dwelling type:
 - 1-bed = 1.5 people = £367.50
 - 2-bed = 1.9 people = £465.50
 - 3-bed = 2.4 people = £588
 - 4-bed or more = 3 people = £735

Libraries

- Based upon a charge of £114 per person, library contributions can be converted into a formula for a cost per dwelling type:
 - 1 bedroom - £171
 - 2 bedroom - £216.60
 - 3 bedroom - £273.60
 - 4 bedroom or more - £342

Sports Facilities

- Swimming Pools = £94 per person
 - 1 bedroom - £141
 - 2 bedroom - £178.60
 - 3 bedroom - £225.60
 - 4 bedrooms or more - £282
- Sports Halls = £169 per person
 - 1 bedroom - £253.50
 - 2 bedroom - £321.10
 - 3 bedroom - £405.60
 - 4 bedrooms or more - £507
- Synthetic Turf Pitches = £19 per person for 3G
 - 1 bedroom - £28.50
 - 2 bedroom - £36.10
 - 3 bedroom - £45.60
 - 4 bedrooms or more - £57
- Synthetic Turf Pitches = £15 per person for sand
 - 1 bedroom - £22.50
 - 2 bedroom - £28.50
 - 3 bedroom - £36
 - 4 bedrooms or more - £45

Healthcare Facilities

Community Safety Measures

- Based upon a Primary Care Team of a GP, District Nurse, Health Visitor and associated administration support.

	List Size	Required sqm	£ per sqm	Total cost	£ per person
GP Team	1,800	170	1,620	£275,400	153
GP Furnishings	1,800			£21,600	12
SUB TOTAL:					165
Contingency requirements @ 20%					33
Total per resident					198
Total per dwelling (resident x 2.4)					475

- Therefore based on an assumption of £475 per 3-bed dwelling, housing 2.4 people, contributions per dwelling type will be:
 - 1 bedroom - £297
 - 2 bedroom - £376
 - 3 bedroom - £475
 - 4 bedroom or more - £594

Dental Facilities

	List Size	Required sqm	£ per sqm	Total cost	£ per person
GP Team	1,800	170	1,620	£275,400	153
GP Furnishings	1,800			£21,600	12
Dentists	1,500	120	2,160	£259,200	173
SUB TOTAL:					338
Contingency requirements @ 20%					68

Total per resident	406
Total per dwelling (resident x 2.4)	974

Therefore based on an assumption of £974 per 3-bed dwelling, housing 2.4 people, contributions per dwelling type will be:

- 1 bedroom - £609
- 2 bedroom - £771
- 3 bedroom - £974
- 4 bedroom or more - £1,218

Pharmaceutical Facilities

In some circumstances there may be a need for the provision of a new pharmacy. This incurs a fixed cost of approximately £30,000 per annum to the PCT.

The PCT has indicated that a contribution of £500,000 would be appropriate.

Community Safety Measures

- £20,000 for installation costs.
- £4,500 per annum maintenance costs.
- Other appropriate community safety measures will be determined on a case-by-case basis.

Childcare

- Space required per place:

Age of children	Play space (sqm)	Administration Space (sqm)	Total Space Required (sqm)
0 – 1 years	3.5	1.75	5.25
2 – 4 years	2.4	1.75	4.15
5 – 10 years	2.3	1.4	3.7
11 – 14 years	2.3	1.4	3.7

- Guide Cost: £1,800

- Location Factor: 0.88
- Formula per place total cost: Space Required x Guide Costs x Location Factor.
Therefore:
 - 0 – 1 years - £8,316
 - 2 – 4 years - £6,574
 - 5 – 10 years - £5,861
 - 11 – 14 years - £5,861

Fire and Rescue

- £800 per hydrant required.

Lifetime Homes

- 10% of total number of units built to Lifetime Homes Standards.

Recruitment and Training Agreement

- A Recruitment and Training Agreement to assist in encouraging local unemployed people back to work.

Natural Environment

- Negotiated on a case-by-case basis.

Flooding

- Negotiated on a case-by-case basis.

Built Heritage and Archaeological Interest

- Negotiated on a case-by-case basis.

Waste and Recycling Facilities

- £46 per dwelling.

Renewable Energy Measures

- Negotiated on a case-by-case basis.

Air Quality Management

- Negotiated on a case-by-case basis.

Administration Costs

- £50 per residential unit (capped at £10,000).

Table 6: Commercial Development Contributions

Table Commercial Development

	1,000 sqm	2,500 sqm	5,000 sqm	10,000 sqm	25,000 sqm	50,000 sqm or more
Highways and Transportation	YES	YES	YES	YES	YES	YES
Public Realm/Public Art	YES	YES	YES	YES	YES	YES
Community Safety Measures	NO	NO	YES	YES	YES	YES
Fire and Rescue	YES	YES	YES	YES	YES	YES
Employment and Training Initiatives	YES	YES	YES	YES	YES	YES
Natural Environment	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Flooding	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Built Heritage and Archaeological Interest	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Renewable Energy Measures	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis
Air Quality Management	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis	Case-by-case basis

Highways and Transportation

- Any works that are required by the Transport Assessment will need to be secured.
- Financial contributions will be determined on a case-by-case basis.

Public Realm/Public Art

- Scheme of public realm/public art to the value of 1% of total development costs.
- Financial contribution equivalent to the value of 1% of the total development costs.

Community Safety Measures

- £20,000 for installation costs.
- £4,500 per annum maintenance costs.
- Other appropriate community safety measures will be determined on a case-by-case basis.

Fire and Rescue

- £800 per hydrant required.

Employment and Training Initiatives

- A Recruitment and Training Agreement to assist in encouraging local unemployed people back to work.

Natural Environment

- Negotiated on a case-by-case basis.

Flooding

- Negotiated on a case-by-case basis.

Built Heritage and Archaeological Interest

- Negotiated on a case-by-case basis.

Renewable Energy Measures

- Negotiated on a case-by-case basis.

Air Quality Management

- Negotiated on a case-by-case basis.

Administration Costs

£50 per 100 sqm of gross floor space (capped at £10,000).

Appendix B: Public Open Space

LAP - Local Area for Play

- Has a minimum activity zone area of 100 sqm
- Caters for children up to 6 years of age
- Is within 1 minutes walking time from home
- Has a buffer zone of 5m minimum depth between the activity zone and the nearest dwelling that faces the LAP. This should include planting to enable children to experience natural scent, colour and texture
- Is overlooked by nearby houses
- Gable ends or other exposed walls should be protected from use for ball games by, for example, providing a strip of dense planting of 1m minimum depth
- Is positioned beside a pedestrian pathway on a well used route
- Occupies a reasonably flat, well drained site with grass or a hard surface
- Contains features that enable children to identify the space as their own domain, e.g. low key games such as hopscotch, a foot print trail, mushroom style seating etc
- Any playground equipment provided must conform to EN1176
- Contains seating for parents and/or carers
- Has fencing of at least 600mm in height around the perimeter, with a self closing pedestrian gate to prevent access by dogs
- Has a barrier to limit the speed of a child entering or leaving the facility
- Has a sign indicating:
 - The area is solely for use by children;
 - Adults are not allowed unless accompanied by children;
 - Dogs are excluded

LEAP - Local Equipped Area for Play

- Has a minimum activity zone area of 400 sqm
- Caters for children from 4 to 8 years of age
- Is within 5 minutes walking time from home
- Has a buffer zone of not less than 10m in depth between the edge of the activity zone and the boundary of the nearest dwelling and a minimum of 20m between the activity zone and the habitable room façade of the dwelling. This zone should include planting to enable children to experience natural scent, colour and texture
- Should not have play equipment overlooking nearby gardens
- Is positioned beside a pedestrian pathway on a well used route
- Occupies a well drained site with a grass or a hard surface and features an appropriate impact absorbing surface beneath and around the play equipment conforming to EN1177

- Contains at least 5 types of play equipment, of which at least 2 are individual pieces, rather than part of a combination multi-play unit. Each type of play equipment should be designed to stimulate one of the following activities:
 - Balancing
 - Rocking
 - Climbing/agility
 - Sliding
 - Social play
 - Additional items may focus upon rotating, swinging, jumping, crawling, viewing, counting or touching
- The playground equipment must conform to EN1176
- Contains seating for parents and/or carers
- Contains a litter bin
- Has adequate space around the equipment to enable children to express their general exuberance and play games of 'tag' or 'chase'
- Has fencing of at least 1m in height around the perimeter of the activity zone, with two outward opening, self closing gates, on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying
- Has a barrier to limit the speed of a child entering or leaving the facility
- Has a sign indicating:
 - The area is solely for use by children;
 - Adults are not allowed unless accompanied by children;
 - Dogs are excluded;
 - Name and telephone number of the operator of the facility to report any incident or damage to the play equipment;
 - Location of the nearest public telephone

NEAP - Neighbourhood Equipped Area for Play

- Has a minimum activity zone area of 1,000 sqm that is divided into two parts; one containing a range of playground equipment and the other having a hard surface of at least 465 sqm (the minimum area needed to play five-a-side football)
- Caters predominantly for older children
- Is within 15 minutes walking time from home
- Has a buffer zone of not less than 30m in depth between the activity zone and the boundary of the nearest dwelling. A greater distance may be needed where purpose built skateboarding facilities are provided. This zone should include planting to enable children to experience natural scent, colour and texture
- Positioned beside a pedestrian pathway on a well used route
- Occupies a well drained site with both grass and hard surfaced areas and featuring an appropriate impact absorbing surface beneath and around the play equipment conforming to EN1177

- Contains at least 8 types of play equipment comprising:
 - At least 1 item to stimulate rocking, touch, social or developmental play among younger children;
 - At least 2 items to facilitate sliding, swinging or moderate climbing;
 - At least 5 items to encourage either more adventurous climbing, single point swinging, balancing, rotating or gliding (e.g. cableway). At least 3 of these items should be individual play items rather than part of a combination multi play unit
- The playground equipment must conform to EN1176
- Contains seating for parents and/or carers in the vicinity of the play equipment and other seating within the hard surfaced games area
- Contains litter bins at each access point and in the proximity of each group of seats
- Has a convenient and secure parking facility for bicycles
- Has adequate space around the equipment to enable children to express their general exuberance and play games of 'tag' or 'chase'
- Has fencing of at least 1m in height around the perimeter of the activity zone, with two outward opening, self closing gates on opposite sides of the space to deter entry by dogs and to restrict opportunities for bullying
- Has a barrier to limit the speed of a child entering or leaving the facility
- Has a sign to indicate:
 - the area is solely for use by children;
 - adults are not allowed in the equipped space unless accompanied by children;
 - Dogs are excluded;
 - Name and telephone number of the operator of the facility to report any incident or damage to the play equipment;
 - Location of the nearest public telephone

Open Space Typologies

Parks, Gardens and Recreation Grounds

These take on many forms and may embrace a wide range of functions, including:

- Informal recreation and outdoor sport
- Play space of many kinds (including for sport and children's play)
- Providing attractive walks to work
- Offering landscape and amenity features
- Areas of formal planting
- Providing areas for 'events'
- Providing habitats for wildlife

Parks, Gardens and Recreation Grounds are generally multi-functional and therefore can host a range of activities. Parks (and public gardens) tend to be found in the larger settlements. In the smaller settlements the nearest equivalent is Recreation Grounds.

In order for on-site provision to be acceptable, it must be of sufficient size and layout and be deemed to be usable by the appropriate South Kesteven District Council Officer.

Outdoor Sports

With one or two exceptions, those outdoor sports that tend to require most space to accommodate activity are the various pitch sports, and athletics. Grass pitches remain the surface of choice for most pitch sports at the community level.

In order for on-site provision to be acceptable, it must be of sufficient size and layout and be deemed to be usable by the appropriate South Kesteven District Council Officer

Equipped Children and Young Peoples Space

Equipped areas of play that cater for the needs of children up to and around 12 years old. The latter comprises informal recreation opportunities for, broadly, the 13 to 16/17 age group, and which might include facilities like skateboard parks, basketball courts and 'free access' Multi Use Games Areas (MUGA's).

In order for on-site provision to be acceptable, it must be of sufficient size and layout and be deemed to be usable by the appropriate South Kesteven District Council Officer

Informal Greenspace

Spaces open and for free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground, nor managed as a natural or semi-natural habitat. These areas of open space will typically share the following characteristics:

- Unlikely to be physically demarcated by walls or fences
- Predominantly laid down to (mown) grass
- Unlikely to have identifiable entrance points (unlike parks)
- Unlikely to have planted flower beds or other formal planted layouts, although they may have shrub or tree planting
- Generally no other recreational facilities and fixtures (such as play equipment or ball courts), although there may be items such as litter bins and benches.

(Accessible) Natural Greenspace

Natural greenspace covers a variety of partly or wholly accessible spaces including meadows, river floodplain, woodland and copse all of which share a trait of having natural characteristics and wildlife value, but which are open to public use and enjoyment.

Allotments

Allotments provide areas for people to grow their own produce and plants. An allotment garden is generally available to users on a managed basis and as a general rule is not open to the public as this would undermine its proper functioning.

Routeways and Green Corridors

Green recreational corridors can include:

- The local public rights of way network
- Promoted long distance footpaths and cycleways
- Permissive routes

Links between towns, villages and the countryside are important for accessing the wider rights of way network and quiet lanes and can help reduce private car usage.

Other Open Space

There are a variety of other open spaces such as churchyards, cemeteries and education land which can sometimes be used by outdoor sports teams and the wider community, and have the potential to be further exploited for this purpose.

Amenity Facility Adoption Standards/Requirements

Planning Requirements

Prepare Public Open Space in accordance with planting specification, standards and plans approved by the Development and Growth, or Development Management Sections.

Adoption Standards

For the purpose of adoption, it will be necessary to request the following standards of preparation:

Grass Areas

Grass areas shall be prepared to facilitate regular maintenance in that, grass sward shall be established and free from excessive weed and stone on ground with smooth and flowing contours to facilitate regular maintenance with a ride-on cylinder type grass cutting machine.

Shrub Beds

Shrub beds shall be presented in a weed free condition. Unless mulched, the soil area shall be cultivated. The edges to the shrub bed, where they abut grass areas should be edged with either an edging iron or edging shears. Shrubs shall be established, healthy and pruned according to species and requirements of the planting location. If tree bark mulch is used it must be laid to a depth of 50mm minimum.

Young Trees

Young trees should be established, healthy, staked and tied (ties correctly tensioned) complete with rodent guards and pruned according to species and planting location.

Mature Trees

It will be the responsibility of the applicant to obtain a written report on the condition of all mature trees that will be subject to transfer as part of the open space. The report should be presented to the District Council, during the adoption process, and recommendations within the report should be auctioned at the applicants expense (subject to planning consent)

Fly Tipping

The applicant will be responsible for ensuring that the adoptable areas are free from fly tipping and excessive rubbish at legal adoption.

Structures, Footpaths, Fencing etc

Structures, footpaths, fencing etc will only be adopted by the District Council when they form an integral part of the Public Open Space.

Play Equipment

Where provided, will be manufactured/installed to BS EN1176/BS EN1177 and in accordance with NPFA (National Playing Fields Association) recommendations regarding DPS (Doorstep Play Space), LEAP (Local Equipped Area of Play) and NEAP (Neighbourhood Equipped Area of Play) standards.

Where an applicant opts to procure and provide equipment of their own choice then the specification for the equipment and safer surfacing must be agreed in advance by the Council.

Other Matters

Matters not identified as part of the above process. Terms for adoption (or otherwise) will be subject to negotiation.

Extent of Individual areas of Public Open Space

Should be no less than 25 sqm

Commutated Sum Payments

Grass Areas

Calculations based on the following formula:

$A \times B \times C$, where:-

A = Unit rate of grass cutting, per annum – currently £0.29 per sqm

B = Area of land agreed for adoption per sqm

C – Period on which payment is based, 30 years

Please note that this grass rate is only for amenity Public Open Space and not to be applied when costing Multi Use Games Areas (MUGA's) etc.

Soft Landscaping/Shrub Beds

Calculations based on the following formula:

$A \times B \times C$, where:-

A = Unit rate of shrub beds, per annum – currently £3.50 - £7.00 per sqm per occasion

B = total area of shrub bed agreed for adoption per sqm

C = Period on which payment based, 30 years

Trees

Separately negotiated commuted sum payments will be based on projected maintenance costs over 30 years provided by the Council's Property and Facilities Section e.g. tree reports, inspections, future maintenance, crown lifting, thinning etc.

Separately negotiated commuted sum payments will be based on projected maintenance costs over 30 years provided by the Council's Property and Facilities Section.

Play Equipment

Payments towards the upkeep of play equipment will be half the value of each complete play area, i.e. equipment, safer surfacing, signs, seats, fencing etc

Play Equipment – Typical values for provision of new facilities

- Provision of a DPS = £15,000
- Provision of a LEAP = £35,000
- Provision of a NEAP = £70,000 or more
- Provision of a MUGA = £50,000 or more

Appendix C: Lifetime Homes Standards

Table Lifetime Homes Standards

Lifetime Homes Standards	Specifications and dimensions which meet Lifetime Homes Standards
1. Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e.g. a grass verge) for enlarging the overall width to 3300mm at a later date.
2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1:12 is permissible on an individual slope of less than 5 metres or 1:15 if it is between 5 and 10m, and 1:20 where it is more than 10m. Paths should be a minimum of 900mm width.
3. The approach to all entrances should be level or gently sloping.	See standard 2 above for the definition of gently sloping.
4. All entrances should: a. Be illuminated b. Have level access over the threshold and; c. Have a covered main entrance.	The threshold up stand should not exceed 15mm.
5. a) Communal stairs should provide easy access and; b) where homes are reached by a lift, it should be fully wheelchair accessible.	<p><i>Minimum dimensions for communal stairs</i></p> <p>Uniform rise not more than 170mm</p> <p>Uniform going not less than 250mm</p> <p>Handrails extend 300mm beyond top and bottom step</p> <p>Handrail height 900mm from each nosing</p> <p><i>Minimum dimensions for lifts</i></p> <p>Clear landing entrances</p>

	<p>1500x1500mm</p> <p>Min. internal dimensions</p> <p>1100x1400mm</p> <p>Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall.</p>														
<p>6. The width of the doorways and hallways should conform to the specifications in the next column.</p>	<table border="1"> <tr> <td data-bbox="788 622 1054 689">Doorway clear</td> <td data-bbox="1054 622 1394 689">Corridor/</td> </tr> <tr> <td data-bbox="788 689 1054 757">Opening width</td> <td data-bbox="1054 689 1394 757">passageway</td> </tr> <tr> <td data-bbox="788 757 1054 824">(mm)</td> <td data-bbox="1054 757 1394 824">width (mm)</td> </tr> <tr> <td data-bbox="788 824 1054 1037">750 or wider</td> <td data-bbox="1054 824 1394 1037">900 (when approach is head on)</td> </tr> <tr> <td data-bbox="788 1037 1054 1249">750</td> <td data-bbox="1054 1037 1394 1249">1200 (when approach is head on)</td> </tr> <tr> <td data-bbox="788 1249 1054 1462">775</td> <td data-bbox="1054 1249 1394 1462">1050 (when approach is head on)</td> </tr> <tr> <td data-bbox="788 1462 1054 1675">900</td> <td data-bbox="1054 1462 1394 1675">900 (when approach is head on)</td> </tr> </table> <p>The clear opening width of the front door should be 800mm. There should be 300mm to the side of the leading edge of doors on the entrance level.</p>	Doorway clear	Corridor/	Opening width	passageway	(mm)	width (mm)	750 or wider	900 (when approach is head on)	750	1200 (when approach is head on)	775	1050 (when approach is head on)	900	900 (when approach is head on)
Doorway clear	Corridor/														
Opening width	passageway														
(mm)	width (mm)														
750 or wider	900 (when approach is head on)														
750	1200 (when approach is head on)														
775	1050 (when approach is head on)														
900	900 (when approach is head on)														
<p>7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.</p>	<p>A turning circle of 1,500mm diameter or a 1700x1400mm ellipse is required.</p>														

<p>8. The living room should be at entrance level.</p>	
<p>9. In houses of two or more storey's, there should be space on the entrance level that could be used as a convenient bed-space.</p>	
<p>10. There should be:</p> <ul style="list-style-type: none"> a. A wheelchair accessible entrance level WC with b. Drainage provision enabling a shower to be fitted in the future 	<p>The drainage provision for a future shower should be provided in all dwellings.</p> <p><i>Dwellings of three or more bedrooms</i></p> <p>For dwellings with three or more bedrooms, or on one level, the WC must be fully accessible.</p> <p>A wheelchair user should be able to close the door from the closet and achieve side transfer from a wheelchair to at least one side of the WC.</p> <p>There must be at least 1100mm clear space from the front of the WC bowl.</p> <p>The shower provision must be within the closet or adjacent to the closet (the WC could be an integral part of the bathroom in a flat or bungalow).</p> <p><i>Dwellings of two or fewer bedrooms</i></p> <p>In small two-bedroom dwellings where the design has failed to achieve this fully accessible WC, the Part M standard WC will meet this standard.</p>
<p>11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.</p>	<p>Wall reinforcements should be located between 300 and 1500mm from the floor.</p>
<p>12. The design should incorporate:</p> <ul style="list-style-type: none"> a. Provision for a future stair lift b. A suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. 	<p>There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed 'landing' are needed at top and bottom of stairs.</p>

<p>13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.</p>	<p>Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design mean that a straight run is no longer a requirement.</p>
<p>14. The bathroom should be designed to incorporate ease of access to the bath, WC and washbasin.</p>	<p>Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user could use the bathroom.</p>

Appendix D: Recruitment and Training Agreement

Recruitment and Training Agreement

This Voluntary Agreement is made on (date)

by.....(company/organisation)

whose registered office is at
.....(address)

(and is made in connection with.....name of project)

I confirm thatenter name of organisation)

have properly considered the Recruitment and Training Agreement of South Kesteven District Council (SKDC), and have authorised me to commit the organisation to support Schedule A / B [*delete as appropriate*] of the Agreement and to the production of a method statement about how my organisation will support the approach being encouraged by SKDC.

Signature: Date

Name:

In return, SKDC and our partners will, subject to resources, provide access to:

- advice and support on the implementation of the Agreement, including the selection of suitable actions and targets
- a database of skilled/experienced workers, and a job-matching service for employers
- advice about a range of construction and other training programmes and funding regimes
- a list of local supply chain companies
- access to construction training facilities and students
- assistance with your outcome monitoring and reporting in accordance with the Agreement.

Signature: Date:
.....

Name:

(On Behalf of South Kesteven Council)

Please keep a signed copy of the Agreement and return the original to:

Economic Development

South Kesteven District Council

Council Offices

St Peters Hill

Grantham

Lincolnshire

NG31 6PZ

Tel: 01476 406079

Schedule A - Construction Activities:

I / We agree that I / We will ensure that the project maximises recruitment and training opportunities for unemployed people and trainees ***in any construction activities*** by:

1. Fully endorsing the principles and implementing the actions embodied in this document in support of the aims and objectives of the South Kesteven District Council Procurement Policy and the Planning Obligations Supplementary Planning Document (SPD).
2. Providing **employment partners** with details of forecast requirements for labour (by discipline / trade) and targets for the recruitment of previously unemployed people and trainees prior to the commencement of the construction contract.
3. Notifying **employment partners** of any vacancies generated at any stage of the construction contract for the recruitment of staff, at the same time or in advance of recruitment from other sources.
4. Working with **employment partners** to identify specific positive action programmes (such as Get Britain Working) to enable trainees to gain employment, in support of equal opportunities, where these are applicable.
5. Working with **Colleges within the District** to identify any opportunities to:
 - a. their existing students whilst also facilitating the completion of the students training
 - b. provide access to an appropriately supervised group of students and tutors from the college to view the construction site
 - c. provide suitably experienced guest speaker(s) for specific Tutorials at the College.
6. Maintaining a labour register and list of sub-contract firms appointed and submitting monthly information to **Jobcentre Plus/SKDC** by our organisation and any sub-contractors, as specified on the Recruitment and Training Monitoring Form.
7. Providing reasonable access for representatives of **Jobcentre Plus/SKDC** who may from time to time visit the project to check the labour register / sub-contractor list and, on a periodic basis:
 - a. review training and recruitment
 - b. promote their services to sub-contractors
 - c. offer advice on training grants and employment subsidies, where available

- d. offer advice on how to engage and employ long term unemployed people (including providing access to groups who have traditionally not been engaged by the industry)
 - e. provide a list of local supply chain companies
 - f. seek feedback on recruits / trainees.
-
- 8. Ensuring that all our employees are suitably trained and that our trainees, wherever possible, are on approved courses.
 - 9. Ensuring that at least two firms are represented on each subcontract or component supply tender / pricing lists.
 - 10. Evaluating the competence of any people or local companies referred to us and resolving any disputes with local employees or sub-contractors.
 - 11. Ensuring that the provisions of this agreement are transmitted to sub-contractors and companies involved in the supply chain of this project, where appropriate.

Recruitment and Training Monitoring Form

Employee/ Trainee Name (or reference)	Employer/ Trainee Address &/or Postcode	Employers Name (if self employed, main contractor)	Disciples/ Trade/ Profession	Male or Female	Previous Employment Status	Trainee Source* (where appropriate)	Total Person Weeks on Site (to date)**

I confirm that the above information is a true and accurate record and that I have kept my own records that provide auditable evidence:

Signed:.....

Name (Please Print Clearly):.....

Position:.....

Date (dd/mm/yy):.....

Number of vacancies notified to the **[name of managing organisation to be inserted here]**:
.....

* Recording of Trainee Source will identify from which training provision the individual has come from to be monitored against the contractor's Method Statement.

** Total Person Weeks to be recorded for construction projects only to allow monitoring against the contractor's Method Statement.

Projected Training and Recruitment Requirements

Planning Application Ref: <i>If applicable</i>	
Name	
Company Name	
Company Address	
Contact No.	
E-mail Address	
Name & Address of Development	
Proposed Start Date for Construction Phase	
Proposed End Date for Construction Phase	
Total Number of Jobs in Construction	
Number of Construction vacancies	
Recruitment Process	
Recruitment Timetable	
End User Activities	
Contact Details of End User <i>If not available at this time, please supply this information as soon as possible</i>	
Description of end-user activities	
Proposed Start Date for End-User Activities	

Total Number of Jobs for End-User	
Number of End-User vacancies	
End-User Recruitment Process	
End-User Recruitment Timetable	
Training Requirements	
Are you aware of any specific training needs for your employees? If so please outline these	
Would you like a Train to Gain Skills Broker to contact you?	

Job Title	No. Of Jobs	Salary Range	Weekly Hours	Job Description/Person Specification Available? Or please detail skills needed

In order to support your recruitment and training needs we will share this information with our partner organisations.

Please return the completed form to Economic Development Team, Council Offices, St Peters' Hill, Grantham, Lincolnshire, NG31 6PZ.

For any help in completing the form please ring: 01476 406079

Appendix E: Section 106 Agreement Template

Section 106 Agreement Template

PLEASE NOTE THAT THIS DOCUMENT IS A BLANKET FORM OF AGREEMENT AND MAY BE SUBJECT TO CHANGE

DATED 2011

SOUTH KESTEVEN DISTRICT COUNCIL (1)

AND (2) AND(3)

A G R E E M E N T

relating to land at

Lincolnshire

Legal Services

South Kesteven District Council

Council Offices

St. Peter's Hill

Grantham

Lincolnshire

NG31 6PZ

THIS DEED is made the day of 200

BETWEEN

1. SOUTH KESTEVEN DISTRICT COUNCIL of Council Offices St. Peter's Hill Grantham Lincolnshire NG31 6PZ ("the Council")

1. ("the Owner")

2. LINCOLNSHIRE COUNTY COUNCIL of County Offices Newland Lincoln LN1 1YQ ("the County Council")

3. LINCOLNSHIRE NATIONAL HEALTH SERVICE PRIMARY CARE TRUST of Trust Headquarters Cross O Cliff Brace Bridge Heath Lincoln LN4 2HN ("the PCT")

4. of ("the Mortgagee")

RECITALS

1. The Council is the Local Planning Authority for the purposes of this Deed for the District within which the land described in the First Schedule ("the Land") is situated and by whom the obligations and covenants contained in this Deed are enforceable
2. The County Council is the Education Authority and the Highway Authority for the purposes of this Agreement for the District within which the Land is situated
3. The PCT is the Health Authority for the purposes of this Agreement for the District within which the Land is situated
4. The Owner is the owner in fee simple in possession of the Land
5. The Land is charged to the Mortgagee

3. The Owner has by application registered by the Council on XXXX reference S0XXXXXX ("the Planning Application") applied to the Council for permission to develop the Land in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars deposited with the Council and forming part of the Planning Application more particularly set out in the Second Schedule ("the Development")

4. The Council has decided to grant planning permission ("the Permission") for the Development in accordance with the Planning Application subject to the making of this Agreement without which planning permission for the Development would not have been granted

5. The Owner has agreed with the Council to enter into this Agreement in accordance with Section 106 of the Town and Country Planning Act 1990 as amended by Section 12 of the Planning and Compensation Act 1991 ("the 1990 Act")

6. The covenants, restrictions and requirements imposed upon the Owner under this Agreement create planning obligations pursuant to Section 106 of the 1990 Act and are enforceable by the Council and the County Council in the case of covenants made with them against the Owner

NOW THIS AGREEMENT is made in pursuance of Section 106 of the Act is a planning obligation for the purposes of that section and **WITNESSES** as follows:

1. The Owner covenants with the Council and the County Council and the County Council and the PCT to perform the obligations or activities specified in the Third Schedule

1.1 The Mortgagee hereby consents to the Owner entering into this Agreement and acknowledges that this Agreement binds the Land. The Mortgagee shall only be liable for any breach of this Agreement if it itself has caused the breach whilst mortgagee in possession. It shall not be liable for any pre-existing breach

1.2 The Council agrees to grant the Permission for the Development SUBJECT TO the Owner entering into this Agreement restricting the use and development of the Land

2. It is hereby agreed and declared as follows:

2.1 References to any party to the Agreement shall include the successors in title to that party and to any person deriving title through or under that party and in the case of the Council and County Council the successors to their respective statutory functions

2.2 Where in the Agreement reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed

2.3 Words importing the singular meaning where the context so admits include the plural meaning and vice versa

2.4 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner

2.5 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and severally unless there is an express provision otherwise

2.6 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it

2.7 No person shall be liable for any breach of any of the planning obligations or other provisions of this Agreement after it shall have parted with its entire interest in the Land or the part in respect of which such breach appears but without prejudice to liability for any subsisting breach arising prior to parting with such interest

2.8 The covenants in this Agreement shall take effect only upon the earlier of either the date specified by the Owner in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development is begun within the meaning of Section 56 (4) (a) of the 1990 Act ("the Commencement Date")

2.9 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) before or after the date of this Agreement

2.10 This Agreement is a Local Land Charge and shall be registered as such

2.11 The Owner further covenants with the Council and the County Council and the County Council to pay the Council and the County Council their reasonable legal fee on completion of this Agreement

2.12 That any notice or other written communication to be served or given by one party upon or to any other under the terms of this Agreement shall be deemed to have been validly served or given if transmitted by facsimile (and confirmed by transmission

confirmation slip) delivered by hand or sent by registered or recorded delivery post to the party upon whom it is to be served or to whom it is to be given as specified in clause 2.9 below or as otherwise notified for the purpose in writing

2.13 The addresses for any notice or other written communication are:

(a) for the Council as specified above marked for the attention of "the Lead Professional of Development Control Services"

- a. for the Owners as specified above
- b. for the Mortgagee as specified above
- c. for the County Council as specified above marked for the attention of "Director of Development Highways and Planning
- d. for the County Council to the Director of Children's Services as specified above marked for the attention of "the Education Planning Manager"
- e. for the PCT as specified above marked for the attention of "Director of Estates and Support Services"

2.14 Any notice or other written communication to be given by the Council shall be deemed valid and effectual if on its face it is signed on behalf of the Council or by a duly authorised officer or duly authorised signatory

2.15 Insofar as any clause or clauses of the Agreement are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of the Agreement

2.16 For the purpose of this Agreement "Index" means the recalculation of any financial contribution to be made by the Owners under this Agreement by applying the following formula:

$$A \times \frac{B}{C} = D$$

A = the payment specified in this Agreement

B = the figures shown in the *All Items Index of Retail Prices issued by the Office for National Statistics *All In Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors or any successor organisation (for the period immediately prior to the due date for payment of such sum under the provisions of this Agreement

C = the figure shown in the *All Items Index of Retail Prices published by the Office for National Statistics *All In Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors or any successor organisation for the period last published prior to the date of this Agreement

D = the recalculated sum payable under this Agreement

2.17 For the purposes of this Agreement “Affordable Housing Terms” means the terms on which the Affordable Housing Units are to be offered to a Registered Provider including:

2.17.1 The size, type and location of the Affordable Housing units to meet local needs

2.17.2 The name of the Registered Provider to whom the Affordable Housing Units are proposed to be transferred

2.17.3 For the purposes of this Agreement "Housing Units" means the total number of housing units to be constructed within the Development

2.17.4 For the purposes of this Agreement “AffordableHousingLand” means the fully serviced land within the Land to be provided by the Owner for the construction of the Affordable Housing Units

2.17.5 For the purposes of the Agreement “Affordable Housing Land Terms” means the terms on which the Affordable Housing Land is to be offered to a Registered Provider including the location of the Affordable Housing Land and shall include a covenant requiring the Registered Provider to construct on the Affordable Housing Land the Affordable Housing Units by entering into appropriate contracts within one year of the transfer of the Affordable Housing Land and commencement of construction of the Affordable Housing Units within two years of the transfer of the Affordable Housing Land

2.17.6 For the purposes of this Agreement "Affordable Housing Scheme" means any permitted residential housing development that the Council considers to comply with Policy H3 of the South Kesteven adopted Core Strategy relating to affordable housing development

2.17.7 For the purposes of this Agreement "Affordable Housing Units" means thirty-five per cent (35%) (to the nearest whole number) of the total number of Housing Units constructed on the Development which said thirty-five per cent (35%) shall be available for Affordable Housing and for the avoidance of doubt not less than eighty per cent (80%) of the said Affordable Housing Units shall be provided as rented units unless otherwise agreed in writing by the Council

2.17.8 For the purposes of this Agreement “Private Housing Unit” means a Housing Unit developed by the Owner for sale on the open market and which is not an Affordable Housing Unit

2.17.9 For the purposes of this Agreement “Market Value” means the same definition as is set out in the RICS Appraisal and Valuation Manual

2.17.10 In the event of any dispute or difference arising between the parties hereto touching or concerning any matter or thing arising out of this Agreement such dispute or difference shall be referred to an independent and suitable person holding appropriate professional qualifications to be appointed (in the absence of agreement) by and on behalf of the president for the time being of the professional body chiefly

concerned in England with such matters as may be in dispute and such person shall act as an expert and his decision shall be final and binding on the parties to the dispute or difference and his costs shall be payable by the parties to the dispute in such proportion as he shall determine and failing such determination each party shall bear their own costs

2.17.11 The Expert shall direct the parties to exchange and copy to him written summaries of their cases together with a bundle of key documents relied on. The Expert shall allow each party to make counter submissions on the original submissions of the other. The expert shall fully consider all submissions and counter submissions and evidence when making his decision and the Expert shall give his decision in writing together with reasons for it. The Expert will use all reasonable endeavours to give his decision and the reason for it within 28 days of his appointment or as soon as possible after that

2.17.12 In the absence of Agreement between the parties to the dispute or difference as to the suitability of the person to be appointed pursuant to clause (2.21) or as to the appropriateness of the professional body then such question may be referred by any party to a Solicitor appointed by or on behalf of the President for the time being of the Law Society of England and Wales and such Solicitor shall act as an expert and his decision as to the professional qualifications of such person or appropriateness of the professional body shall be final and binding on the parties to the dispute or difference and his costs shall be payable by the parties to the dispute in such proportion as he shall determine and failing such determination each party shall bear their own costs

2.17.13 This Agreement is not intended to confer any benefit upon, nor be enforceable by any party other than the parties hereto and their successors in title and their assigns and for that purpose any person who is not a party to this agreement (or a successor in title or assignee of the party to the Agreement shall have no rights under the Contracts (Rights of Third Parties) Act 1999

IN WITNESS whereof these presents have been duly executed as a Deed by the parties hereto the day and year first before written

FIRST SCHEDULE

The Land

ALL THAT piece or parcel of land at XXXXXXXXXXXX Lincolnshire as shown edged red upon the attached plan

SECOND SCHEDULE

The Development

Application number S0XXXX and registered by the Council on XXXXXXXXXXX for residential development of the Land

THIRD SCHEDULE

The Planning Obligations

PART I

Affordable Housing

The Owner covenants with the Council as follows:-

1. The Owner shall offer to transfer the Affordable Housing Units or the Affordable Housing Land to be provided in accordance with the Affordable Housing Scheme and the requirements of the planning permission as follows:-

1.1 The Affordable Housing Units or the Affordable Housing Land to be transferred to a Registered Provider shall be offered on condition that the Registered Provider will enter into an Agreement with the Council relating to the Affordable Housing Units setting out the Affordable Housing Terms including the terms upon which the Affordable Housing Units will be offered to prospective tenants/shared equity owners (which Agreement shall not be unreasonably withheld or delayed)

1.2 The Affordable Housing Units offered to a Registered Provider shall be to the Housing Communities Agency (HCA) minimum standards and meet the appropriate level of code for sustainable homes pertaining as at Commencement Date of Development and that:-

1.2.1 The design requirements should ensure the creation of mixed and integrated communities and the Affordable Housing Units should not be distinguishable from the market housing on site in terms of build quality material details level of amenity space and privacy.

1.2.2 The size type and tenure of the Affordable Housing Units is to be agreed with the Council to meet local housing need

1.3 The freehold interest shall be transferred.

2. The consideration for the Affordable Housing Units to be offered for sale to a Registered Provider shall be the Market Value of the Affordable Housing Units to be transferred but making due allowance for its restricted use for the provision of Affordable Housing Units ("Price") or to offer to a Registered Provider the fully serviced Affordable Housing Land at a nominal value of £1 (one pound)

3. Having offered the Affordable Housing Units to a Registered Provider the Owner shall accept an offer to purchase at the Price received from such Registered Provider and shall seek to achieve the completion of the Transfer of such Affordable Housing Units as soon as reasonable practicable thereafter

4. If the Owner is unsuccessful in connection with any offer made pursuant to paragraph 1 in effecting a Transfer to a Registered Provider further attempts to do so shall be made at six monthly intervals until the Transfer of the Affordable Housing Units have been completed.

5. If at the end of the period of three years following the Commencement Date the Owner having used all reasonable endeavours to transfer the Affordable Housing Units or the Affordable Housing Land to a Registered Provider pursuant to the provisions of this Part I the Owner shall offer in writing to transfer the Affordable Housing Units or the Affordable Housing Land to the Council in accordance with Clause 1 above and if the offer has not been accepted in writing by the Council within two calendar months of the offer the Owner's obligations at Clause 1 shall be deemed to have been fully discharged and for the avoidance of doubt the dwelling houses comprised within the Affordable Housing Units shall be free of any restriction as to occupation or disposal

6. Not to permit or allow Completion of more that xx% of the Housing Units (excluding the Affordable Housing Units) before the transfer of the Affordable Housing Units to a Registered Provider

7. In any disposal of the freehold of any of the Affordable Housing Units required by paragraph 1 of this Schedule to impose a covenant in the Transfer to the effect that the Registered Provider will not without the consent of the Council let those Affordable Housing Units to be rented at a rent exceeding the HCA maximum rent levels and without payment of premium

PART II

Open Spaces and Play Areas

1. If the total number of Housing Units exceeds 100 or 4 hectares to provide on the Land areas of not less than 40 square metres per Housing Unit in location(s) to be agreed between the parties as public open space area(s) ("the Green Areas") and if the total number of Housing Units exceeds 50 or 2 hectares to provide on the Land area(s) of not less than 20 square metres per Housing Unit in location(s) to be agreed between the parties as public open space area(s) ("the Green Areas") and if the total number of Housing Units exceeds 10 to provide on the Land areas for recreation and amenity purposes of a scale nature and quality in satisfactory locations to be agreed between the Council and the Owner as public open space areas(s) ("the Green Areas") and to carry out works on the Green Areas in accordance with the specification and standard referred to in the First Annex to this Agreement ("the Adoption Standard")

2. Within one calendar month of the Green Areas being laid out to the Adoption Standard the Owner shall notify the Council in writing and offer the Green Areas for adoption by the Council

3. Not to use or permit to be used the Green Areas for a purpose other than as public open space or play area

4. To offer to transfer (on such terms as shall be agreed between the Owner and the Council acting reasonably including a covenant on the part of the Council and its successors in title and assigns not to use the Green Areas other than for public open space or as play areas) the Green Areas to the Council under the Public Open Spaces

Act 1906 for a consideration of £1.00 (one pound) with each party to bear its own legal and conveyancing costs within one calendar month of the giving of the written notice referred to in clause 2 of Part II above ("the Adoption Date")

5. To provide within the Green Areas a Locally Equipped Area for Play (LEAP) as defined by the Fields in Trust containing not less than xxxx items of play equipment in accordance with details to be agreed in writing with the Council. The Owner to submit to the Council a scheme containing such details and showing the location and type of play equipment within one month of the Commencement Date

6. To pay the Council a sum equivalent to 50% of the value of the play equipment and installation costs together with a sum payable in accordance with the formula set out in annex A hereto as a commuted sum towards the future maintenance of the Green Areas and the LEAP and such commuted sum to be payable within 3 months of the Adoption Date

7. To provide and install the play equipment in accordance with the approved details referred to in paragraph 1 above within 28 days of Completion of 50% of the Housing Units and carry out works on the Green Areas to Adoption Standard within 28 days from Completion of the last Housing Unit to be constructed on the Land as part of the Development

PART III

The Owner covenants with the County Council

1. To pay the County Council the sum of xxxxx Thousand Pounds (£xxxxx) towards xxxxx ("the Highways Contribution") within 18 months from the Commencement Date of the Development together with interest at 3% (three percent) above the base rate from time to time of HSBC Bank plc for every days delay in receipt of the said funds thereafter

2. All payments to be made to the County Council under this clause shall be increased in line with any changes in the Index from the date hereof to the date of payment and all references to the Highway Contribution shall be adjusted to take account of any such changes

Part IV

Education Contribution

The Owner covenants with the County Council

1. To pay the County Council a sum payable in accordance with the formula set out in annex B hereto (the "Education Contribution") for xxxxxxxxxxxxxxx subject to the following provisions:

2. The Education Contribution shall be paid eighteen (18) months from the Commencement Date of the Development together with interest at 3% (three percent) above the base rate from time to time of HSBC Bank Plc for every days delay in receipt of the said funds thereafter

3. All payments to be made to the County Council under this clause shall be increased in line with any changes in the Index from the date hereof to the date of payment and all references to the Education Contribution shall be adjusted to take account of any such changes

PART V

Town Centre Enhancements/CCTV

The Owner covenants with the Council

1. To pay to the Council the sum of £xxxx (xxxxxxxxx Pounds) ("the CCTV Contribution") together with interest at 3% (three percent) above the base rate from time to time of HSBC Bank Plc for every days delay in receipt of the said funds thereafter, as a contribution towards the costs incurred by the Council for either:-

(i) The cost and installation of CCTV cameras and associated equipment and lighting in the vicinity of the Land or

(ii) The cost of upgrading existing CCTV cameras and associated equipment and lighting in the vicinity of the Land or

(iii) 25 year commuted sum payment for infrastructure future maintenance and servicing of CCTV Camera and associated equipment and lighting in the vicinity of the Land or

(iv) A combination of all or any of the above

2. All payments to be made to the Council under this clause shall be increased in line with any changes in the Index from the date hereof to the date of payment and all references to the CCTV Contribution shall be adjusted to take account of any such changes

PART VI

Health Contribution

The Owner covenants with the PCT

1. to pay the PCT a sum of £904 per Housing Unit authorised for development by the Planning Permission subject to any increase caused by a subsequent change to the PCT formula set out in the annex C hereto "the Health Contribution" for the purpose of providing, extending improving or altering health facilities within XXXXX the exact nature of which shall be in the discretion of the PCT

2. The Health Contribution shall be paid within 18 months from the Commencement Date of the Development together with interest at 3% above the base rate from time to time of HSBC Bank Plc for every days delay in receipt of the said funds thereafter

3. All payments to be made to the PCT under this clause shall be increased in line with any changes in the Index from the date hereof to the date of payment and all references to the Health Contribution shall be adjusted to take account of any such changes

PART VII

Notice of Commencement Date and Monitoring Dates

For the purposes of monitoring compliance with this Agreement the Owner shall notify the Council and County Council and the PCT of the Commencement Date immediately following the date thereof and upon the occupation of every Housing Unit on the Land constructed to give written notice of that fact to the Council and upon occupation of the xx Housing Unit on the Land constructed to give written notice of that fact to the County Council and upon occupation of the xx Housing Unit on the Land constructed to give written notice of that fact to the County Council

FOURTH SCHEDULE

The Council's covenants:

1. To accept the offer of a transfer of the Green Areas within one month of the giving of the written notice referred to in paragraph 2 of Part II of the Third Schedule
2. To maintain the Green Areas in perpetuity and to apply the payments made pursuant to paragraphs 1 and 2 of Part II of the Third Schedule hereto for the specified purposes only
3. To hold the CCTV Contribution in an interest bearing account and to use the CCTV Contribution solely for the purpose specified in paragraph 1 Part V of the Third Schedule hereto
4. To return the CCTV Contribution or any part thereof to the Owner together with all interest that shall have accrued on the amount returned which shall remain unspent on the purposes aforesaid at the expiration of a period of 10 years from the date of payment to the Council

FIFTH SCHEDULE

The County Council's covenants:

1. To hold the Highways Contribution in an interest bearing account and to repay to the Owner all or any part of it which shall not have been used within a period of five years for the purposes specified in paragraph 1 Part III of the Third Schedule hereto
2. To return the Highways Contribution or any part thereof to the Owner together with all interest that shall have accrued on the amount returned which shall remain unspent on the purposes aforesaid at the expiration of a period of 5 years from the date of payment to the County Council
3. To hold the Education Contribution in an interest bearing account and to repay to the Owner all or any part of it which shall not have been used within a period

of five years for the purposes specified in paragraph 1 Part IV of the Third Schedule hereto

4. To return the Education Contribution or any part thereof to the Owner together with all interest that shall have accrued on the amount returned which shall remain unspent on the purposes aforesaid at the expiration of a period of 5 years from the date of payment to the County Council

SIXTH SCHEDULE

The PCT covenants:

1. To hold the Health Contribution in an interest bearing account and to repay to the Owner all or any part of it which shall not have been used within a period of five years for the purposes specified in paragraph 1 Part VI of the Third Schedule hereto
2. To return the Health Contribution or any part thereof to the Owner together with all interest that shall have accrued on the amount returned which shall remain unspent on the purposes aforesaid at the expiration of a period of 5 years from the date of payment to the PCT

SEVENTH SCHEDULE

Registered Social Landlords

Nene Housing Society, Manor House, 57 Lincoln Road, Peterborough, PE1 2RR

Muir Group Housing Association, Old Government House, Dee Hills Park, Chester, CH3 5AR

Longhurst Housing Association, Leverett House, Gilbert Drive, Endeavour Park, Boston, Lincolnshire PE21 7TQ

Nottingham Community Housing Association, 12/14 Pelham Road, Sherwood Rise, Nottingham NG5 1AP

Flagship Housing Association, c/o Boston Mayflower, Friars House, Quaker Lane, Boston, Lincolnshire, PE21 6BZ

Minster Housing Association, Jubilee House, 92 Lincoln Road, Peterborough PE1 2SN

Derwent Living Housing Association, No. 1 Centro Place, Pride Park, Derby DE2Y 8RF

Waterloo Housing Group, Eastern Shires House, 80 The Parade, Oadby, Leicester LE2 5BF

THE COMMON SEAL of SOUTH KESTIVEN DISTRICT COUNCIL

was hereunto affixed in the presence of:-

SIGNED AS A DEED by

in the presence of

EXECUTED AND DELIVERED AS A DEED

Acting by

Authorised Signatory

ANNEX A

April 2010

SOUTH KESTEVEN DISTRICT COUNCIL

AMENITY FACILITY ADOPTION STANDARDS/REQUIREMENTS

Planning Requirements

Prepare POS in accordance with planting specification, standards and plans approved by the Planning Services section.

Adoption Standards

For the purpose of adoption, it will be necessary to request the following standards of preparation:

Grass Areas

Grass areas shall be prepared to facilitate regular maintenance in that, grass sward shall be established and free from excessive weed and stone on ground with smooth and flowing contours to facilitate regular maintenance with a ride-on cylinder-type grass cutting machine.

Shrub Beds

Shrub beds shall be presented in a weed-free condition. Unless mulched, the soil shall be cultivated. The edges to the shrub bed, where they abut grass areas, should be edged with either an edging iron or edging shears. Shrubs shall be established, healthy and pruned according to species and requirements of the planting location. If tree bark mulch is used it must be laid to a depth of 50mm minimum.

Young Trees

Young trees should be established, healthy, staked and tied (ties correctly tensioned) complete with rodent guards and pruned according to species and planting location.

Mature Trees

It will be the responsibility of the applicant to obtain a written report on the condition of all mature trees that will be subject to transfer as part of the open space. The report should be presented to the District Council, during the adoption process, and recommendations within the report should be actioned at the applicant's expense (subject to planning consent).

Fly Tipping

The applicant will be responsible for ensuring that the adoptable areas are free from fly tipping and excessive rubbish at legal adoption.

Structures, Footpaths, Fencing etc

Structures, footpaths, fencing etc will only be adopted by the District Council when they form an integral part of the POS

Play Equipment

Where provided, will be manufactured/installed to BS EN1176/BS EN1177 and in accordance with FIT (Fields In Trust) recommendations regarding DPS (Doorstep Play Space), LEAP (Local Equipped Area of Play) and NEAP (Neighbourhood Equipped Area of Play) standards.

Where an applicant opts to procure and provide equipment of their own choice then the specification for the equipment and safer surfacing must be agreed in advance by the Council

Other Matters

Matters not identified as part of the above process. Terms for adoption (or otherwise) will be subject to negotiation.

Extent of Individual Areas of POS

Should be no less than 25m sq.

Commuted Sum Payments

Grass Areas

Calculations based on the following formula:

a x b x c, where:-

a = unit rate of grass cutting, per annum - currently 29 pence per m²

b = area of land agreed for adoption per m²

c = period on which payment based, 25 years

Please note that this grass rate is only for amenity POS and not to be applied when costing MUGA's (Multi Use Games Area) etc

Soft Landscaping/Shrub beds

Calculations based on the following formula:

a x b x c, where:-

a = unit rate of shrub beds, per annum - currently £3.50 - £7.00 per m²
per occasion

b = total area of shrub bed agreed for adoption per m²

c = period on which payment based, 25 years

Trees

Separately negotiated commuted sum payments will be based on projected maintenance costs over 25 years provided by the council's Assets and Facilities Management Section e.g. tree reports, inspections, future maintenance, crown lifting, thinning etc

Structures, Footpaths, Fencing etc

Separately negotiated commuted sum payments will be based on projected maintenance costs over 25 years provided by the council's Assets and Facilities Management Section.

Play Equipment

Payments towards the upkeep of play equipment will be half the value of each complete play area, i.e. equipment, safer surfacing, signs, seats, fencing etc.

Play equipment - typical values for provision of new facilities

- Provision of a DPS = £15,000
- Provision of a LEAP = £35,000
- Provision of a NEAP = £70,000>
- Provision of a MUGA = £50,000>

NB: All figures and formula above are reviewed annually

ANNEX B

FORMULA – EDUCATION CONTRIBUTION

Calculation of Education Contribution

The Education Contribution is to be used by the Local Education Authority towards providing additional permanent infrastructure in Primary and Secondary Schools.

It is to be calculated by multiplying the number of homes in each category of 2, 3 and 4+ bed units by the relevant Pupil Productivity Ratio multiplier for that category of dwelling to show the number of pupils generated in each category.

This is then totalled to show number of primary and secondary pupils generated overall and then multiplied by the primary and secondary cost multiplier.

This gives an overall cost which is then adjusted by the local discount factor to ensure the figure is appropriate to local building costs.

The tables below provides the calculation mechanism

House Type	No of Properties	Pupil Productivity Ratio Primary	Primary Pupils Generated
2 Bedroom		0.09	
3 Bedroom		0.18	
4 & 5 Bedroom		0.29	

The calculation of the contribution is therefore:-

xx primary places at £xxx (current DCSF cost multiplier) £xxxx*

House Type	No of Properties	Pupil Productivity Ratio Secondary	Secondary Pupils Generated
2 Bedroom		0.10	
3 Bedroom		0.24	
4 & 5 Bedroom		0.28	

The calculation of the contribution is therefore:-

xx secondary places at £xxxx (current DCSF cost multiplier)
£xxxxx

Total contribution - £731,379 x 0.92 (local multiplier) = £672,869

NB Multipliers are reviewed annually when the latest data becomes available.

ANNEX C

FORMULA – HEALTH CONTRIBUTION

-	List Size	Required m ²	£ per m ²	Total cost	£per person
---	-----------	-------------------------	----------------------	------------	-------------

GP team	1800	170	1500	£275,400	153
GP furnishings	1800			£21,600	12
					165
Contingency requirements @ 20%					33
Total per resident					198
Total per dwelling (resident x 2.4)					475



Alternative formats

South Kesteven has a rich and diverse culture - a community made up of people from different cultures, with differing backgrounds, beliefs and experiences. This diversity is one of the things that make South Kesteven such a great place to live and work.

To ensure all residents of South Kesteven have access to our information material, our information is available in a range of different languages and formats, including large print, Braille, audio tape and computer disc.

To request a document in a specific language or format, you can ring us or email us:



01476 406127



communications@southkesteven.gov.uk

Large print, Braille, audio tape or computer disc

This information can be made available in large print, Braille, on audio tape or computer disc. If you, or someone you know, might benefit from this service, please contact us.

繁體中文

本資料有繁體中文版，若你本人或你認識的甚麼人會受益於此版本，敬請聯絡我們。

Česky

Tato informace může být dostupná i v češtině. Pokud byste Vy, a nebo někdo koho znáte, mohl využít tohoto servisu, obraťte se prosím na nás.

Magyar

Ezeket az információkat magyar nyelven is tudjuk biztosítani. Ha Ön, vagy valaki, akit Ön ismer igényt tart erre a szolgáltatásra, kérem, keressen fel minket.

Latvian

Šo informāciju var iegūt arī latviešu valodā. Ja Jums vai kādai no Jūsu paziņai šādi pakalpojumi nāktu par labu, lūdzu kontaktēties mūs.

Lietuviškai

Šią informaciją galite gauti lietuvių kalba. Prašome kreiptis į mus, jei jums arba jūsų pažįstamiems ši paslauga galėtų būti naudinga.

Polski / Polish

Informacja ta może być dostępna w języku polskim. Jeżeli Państwo albo ktoś kogo Państwo znają, może z tej usługi skorzystać, proszę nas kontaktować.

Portuguese

Esta informação pode ser disponibilizada em português. Se você, ou alguém que conhecer, beneficiar com este serviço, por favor contacte-nos.

Русский

Данная информация может быть предоставлена на русском языке. Если Вы или Ваши знакомые посчитаете такую услугу необходимой, пожалуйста, свяжитесь с нами.

Türkçe

Bu bilgiler Türkçe dilinde mevcuttur. Siz veya bir tanıdığınızın bu hizmetten faydalanacağını düşünüyorsanız lütfen bizi arayınız.