



West Dorset, Weymouth & Portland Community Infrastructure Levies **Monitoring Report - December 2016**



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Introduction

This document provides information about the amount of Section 106 (S106) agreements money spent or paid and lists the new S106 agreements which have been completed from April to September 2016. It also sets out the value of the Community Infrastructure Levy (CIL) that is currently being sought following CIL implementation in July 2016.

Planning obligations sought and achieved will vary from year to year depending on the sites that are granted planning permission subject to an agreement within that financial year. The Council may not ultimately receive all financial contributions secured via a signed planning agreement. For example the landowner / developer may choose not to progress development or another application and agreement may supersede an earlier one.

In addition, financial contributions received within a financial year may date from previous years. Depending on the agreement, developers can be required to meet their planning obligations before the development is started, during its course or before completion, occupation or during the lifetime of the development. As such there is little correlation between agreements signed and monies received during each financial year.

WHAT ARE SECTION 106 PLANNING OBLIGATIONS?

S106 agreements are entered into with developers to secure mitigation to enable development. We can only ask for mitigation that is necessary to enable the development to proceed, for example site specific mitigation such as transport improvements or play areas required for a particular location in relation to a planning permission.

WHAT IS THE COMMUNITY INFRASTRUCTURE LEVY (CIL)?

In July 2016 we adopted separate CIL charging schedules for West Dorset and Weymouth & Portland. CIL is a tariff-based planning charge that enables Councils to raise funds from development to contribute to infrastructure. The levy is charged at a set amount per square metre of additional floor area, £100 in West Dorset, £93 in Weymouth and £80 in Portland.

Money collected through CIL will be spent on the themes listed in the Regulations 123 list - [How will CIL be spent & Reg 123 lists](#).

Community Infrastructure Levy (CIL)

CIL LIABILITY NOTICES ISSUED – APRIL TO SEPTEMBER 2016

A CIL liability notice sets out how much CIL will be payable by the time a development commences. The CIL liability notice is issued at the same time as a planning permission decision notice is issued. As CIL was only introduced in West Dorset, Weymouth and Portland in July 2016, we have not yet issued any demand notices or received any CIL payments.

WEST DORSET – CIL LIABILITY NOTICES ISSUED APRIL TO SEPTEMBER 2016

APPLICATION	LOCATION	DEVELOPMENT DESCRIPTION	CIL REFERENCE	AMOUNT LIABLE	AMOUNT OF RELIEF	REASON FOR RELIEF	AMOUNT PAYABLE
WD/D/16000806	Land Opp The Gryphon School, Sherborne	Construct two new dwellings	CIL/WD/16/1	£25,570	Nil	N/A	£25,570
WD/D/16/001165	The Holt, Coram Avenue, Lyme Regis	Erect replacement dwelling and garage	CIL/WD/16/2	£20,340	Nil	N/A	£20,340
WD/D/16/001138	Thalassa, Old Lyme Road, Charmouth	New dwellinghouse	CIL/WD/16/3	£7,950	Nil	N/A	£7,950
WD/D/16/001262	4A Putton Lane, Chickerell	Enlargement of approved new dwelling	CIL/WD/16/4	£3,600	Nil	N/A	£3,600
WD/D/16/001206	52 Bridport Road, Dorchester	Erection of a dwelling	CIL/WD/16/5	£19,550	Nil	N/A	£19,550
WD/D/16/001325	Broadmayne Surgery, Osmington Drove	COU from doctors surgery to dwelling	CIL/WD/16/6	£3,800	£3,800	Self Build	£0
WD/D/16/001264	9 Plassey Close, Dorchester	Erection of a dwelling	CIL/WD/16/7	£8,000	Nil	N/A	£8,000
WD/D/16/000801	22 Chalky Road, Broadmayne	Two storey chalet style	CIL/WD/16/8	£12,760	Nil	N/A	£12,760

APPLICATION	LOCATION	DEVELOPMENT DESCRIPTION	CIL REFERENCE	AMOUNT LIABLE	AMOUNT OF RELIEF	REASON FOR RELIEF	AMOUNT PAYABLE
		residence					
WD/D/16/001381	Bredon, Stonebarrow Lane, Charmouth	Erection of replacement dwelling	CIL/WD/16/9	£5,190	£5,190	Self Build	£0
WD/D/16/001165	The Holt, Coram Avenue, Lyme Regis	Erect replacement dwelling & garage	CIL/WD/16/10	£14,680	£14,680	Self Build	£0
WD/D/16/000801	22 Chalky Road, Broadmayne, Dorchester	Two storey chalet style residence	CIL/WD/16/11	£8,870	£8,870	Self Build	£0
WD/D/16/000634	Hollytree Cottage, Perhay Farm, Waytown	Erect replacement dwelling	CIL/WD/16/12	£13,690	Nil	N/A	£13,690
WD/D/16/000999	Land Adjacent To 9 Bramdon Close, Portesham	Erect dwelling	CIL/WD/16/13	£16,600	Nil	N/A	£16,600
WD/D/16/000966	12A Wessex Way, Dorchester	New dwelling	CIL/WD/16/14	£11,500	Nil	N/A	£11,500
WD/D/16/000837	Osmington Hill Farm, Main Road, Osmington	VOC Convert building to dwelling	CIL/WD/16/15	£5,100	Nil	N/A	£5,100
WD/D/16/001511	Little Croft, Meadow Way, Charmouth	Erection of new 4 bedroom dwelling	CIL/WD/16/16	£7,500	Nil	N/A	£7,500
WD/D/16/001209	37 West Street, Bridport	Convert of loft space to loft apartment	CIL/WD/16/17	£960	Nil	N/A	£960
WD/D/16/001487	28 Marshallsay Road, Chickerell	Erect a 2 Storey 3 bedroom dwelling	CIL/WD/16/18	£8,100	Nil	N/A	£8,100
WD/D/16/001755	Sterling House, Princes Street, Dorchester	COU from offices to 2 self-contained flats	CIL/WD/16/19	£8,660	Nil	N/A	£8,660

APPLICATION	LOCATION	DEVELOPMENT DESCRIPTION	CIL REFERENCE	AMOUNT LIABLE	AMOUNT OF RELIEF	REASON FOR RELIEF	AMOUNT PAYABLE
WD/D/16/001455	Land Adj 13-15 Castle Close, Dorchester	Development of four, 1 bedroomed flats	CIL/WD/16/20	£18,800	Nil	N/A	£18,800
WD/D/16/001324	The Old Dairy, Dewlish, Dorchester	Proposed holiday eco lodge	CIL/WD/16/21	£5,790	Nil	N/A	£5,790
WD/D/16/001346	Land At Cross Farm, High Street, Yetminster	Convert barn to 1 1/2 storey dwelling	CIL/WD/16/22	£2,780	Nil	N/A	£2,780
TOTAL TO SEPTEMBER 2016				£229,790			£197,250

WEYMOUTH & PORTLAND – CIL LIABILITY NOTICES ISSUED APRIL TO SEPTEMBER 2016

APPLICATION	LOCATION	DEVELOPMENT DESCRIPTION	CIL REFERENCE	AMOUNT LIABLE	AMOUNT OF RELIEF	REASON FOR RELIEF	AMOUNT PAYABLE
WP/16/00361/FUL	Hunts Timber Buildings, Weymouth	One detached house and two houses	WP/CIL/16/1	£20,962.20	Nil	N/A	£20,962.20
WP/16/00515/FUL	111 Portland Road, Weymouth	Demolish double garage and erect Bungalow	WP/CIL/16/2	£809.10	Nil	N/A	£809.10
WP/15/00618/FUL	9B Franklin Road, Weymouth	Demolish existing buildings & 2 bedroom town house & ground floor shop unit	WP/CIL/16/3	£3,906.00	Nil	N/A	£3,906.00
WP/15/00348/FUL	132 St Leonards Road, Weymouth	Demolish house & erect 2 houses & flat	WP/CIL/16/4	£15,047.40	Nil	N/A	£15,047.40
TOTAL TO SEPTEMBER 2016				£40,724.70			£40,724.70

Section 106 Agreements

SECTION 106 PAYMENTS RECEIVED APRIL TO SEPTEMBER 2016

This section sets out the S106 planning obligations that we have received since the start of the financial year 2015/16.

The contributions paid to West Dorset cover a variety of different infrastructure types which are set out in the Planning Obligations Guidelines SPD (2010). The SPD was the policy basis at the time these S106 agreements were completed. The contributions paid to Weymouth & Portland Borough Council are for flood defence infrastructure, as required by the Weymouth Town Centre Interim Flood Defence Contributions Policy (2011) which was in place at the time.

WEST DORSET – PLANNING OBLIGATIONS PAID SINCE APRIL 2016

APPLICATION	LOCATION	DEVELOPMENT DESCRIPTION	VALUE
1/D/13/001133	3 Mill Lane Cerne Abbas	Erect semi-detached pair of dwellings	£8,892.20
Various	Poundbury Phase 2	Develop land for mixed uses including residential, employment, shops and other services, public buildings, community uses, leisure and recreation uses and open space	£37,383.00
1/D/09/001363	Poundbury Phases 3 And 4	Develop land by the erection of 1200 dwellings, a new 450 children primary school, 25000m ² of non-residential development	£106,288.00
WD/D/15/002142	24 Dick O`Th Banks Road, Crossways	Erect dwelling with associated parking	£16,234.83
TOTAL PAID SINCE APRIL 2016			£168,798.03

WEYMOUTH & PORTLAND – PLANNING OBLIGATIONS PAID SINCE APRIL 2016

APPLICATION	LOCATION	DEVELOPMENT DESCRIPTION	VALUE
WP/14/01021/FUL	100 St Leonards Road, Weymouth	Demolition of existing garage and construction of new dwelling	£2,500.00
WP/14/00052/COU	25 St Thomas Street, Weymouth	Change of use from existing first and second floor offices to residential apartments	£4,939.23
WP/14/00297/FUL	56-57 The Esplanade, Weymouth	Conversion of hotel into two 5 bed units of holiday accommodation	£2,985.61
WP/14/00631/FUL	87 St Thomas Street, Weymouth	Alterations to refurbish existing first floor rear flat and convert existing 2 storey maisonette into 2 nr flats	£2,351.96
WP/15/00278/FUL	21 Stavordale Road, Weymouth	Demolish existing garage & erect a single storey timber outbuilding to create annexe accommodation	£2,317.16
TOTAL PAID SINCE APRIL 2016			£15,093.96

SECTION 106 MONEY SPENT APRIL TO SEPTEMBER 2016

This section sets out the S106 money that has been spent since the start of the financial year 2015/16.

WEST DORSET – S106 SPEND FROM APRIL TO SEPTEMBER 2016

APPLICATION	S106 CONTRIBUTION
West Bay play area	£6,107.79
Charlton Down Cricket repairs	£2,720.20
Tolpuddle Rural Site - Hastoe Wyvern Housing	£60,000.00

Poundbury Extra Care Scheme Funding (Yarlington Housing)	£472,210.00
Beaminster Festival	£219.66
TOTAL SPENT APRIL TO SEPTEMBER 2016	£541,257.65

WEYMOUTH & PORTLAND – S106 SPEND FROM APRIL TO SEPTEMBER 2016

So far in this financial year no S106 money has been spent in Weymouth and Portland.

NEW S106 AGREEMENTS COMPLETED FROM APRIL TO SEPTEMBER 2016

WEST DORSET – NEW S106 AGREEMENTS COMPLETED FROM APRIL TO SEPTEMBER 2016

PLANNING APPLICATION	SITE	DESCRIPTION	FINANCIAL	DESCRIPTION OF PLANNING OBLIGATION
WD/D/14/002078	Land To West Of Bridport Community Hospital	Development of 34 custom build houses & flats	No	Affordable Housing
WD/D/15/002031	Land At Hodgeditch Farm, ,Broadwindsor	Removal of Condition 5 (holiday occupancy)	No	Holiday Tie
WD/D/16/000295	Land At Bookham Cottage Farm, Alton Pancras	Conversion of barn to residential dwelling	No	Residential Tie
WD/D/16/000294	Land At Buckham Mill Farm, Mosterton	Convert farm building into 4 holiday units	No	Holiday Tie
WD/D/15/001507	Land At Higher Kingsland Farm, Salwayash	COU of agricultural store to s/c holiday accom	No	Holiday Tie

PLANNING APPLICATION	SITE	DESCRIPTION	FINANCIAL	DESCRIPTION OF PLANNING OBLIGATION
WD/D/16/000180	Elms, Winters Lane, Waddon	Erection of an Ancillary Annexe	No	Residential Tie
WD/D/15/002508	Land At Lower Townsend Farm, Powerstock	Conversion of an outbuilding to residential accom	No	Residential Tie
WD/D/15/001766	Land At Carters Barn Farm, Piddlehinton	COU of part of workshop to 1 residential dwelling	No	Residential Tie
WD/D/15/001549	Land At West Farm, West Lane, Mosterton	COU of Barn 6 to holiday accommodation	No	Holiday Tie
WD/D/15/001099	Land At West Farm, West Lane, Mosterton	COU of Barn 4 to holiday accommodation	No	Holiday Tie
WD/D/16/000507	Land At Metford Mill, Holway Lane, Cattistock	Repair and convert of water mill to form holiday unit.	No	Holiday Tie
WD/D/16/000795	Marles Farm, Pineapple Lane, Salwayash	Conversion of dairy and stock shed to a holiday let	No	Holiday Tie
WD/D/15/001554	Land At Middle Farm, Higher Kingcombe	COU of existing agricultural building to residential	No	Residential Tie
WD/D/16/000974	Land At New House Farm, Catsley Lane, Corscombe	COU of Barn from agricultural building to dwelling	No	Residential Tie
1/D/11/000995	Land At Devon Edge, Devonedge Lane, Charmouth	Erect 9 dwellings	No	Affordable Housing Variation
WD/D/15/002657	Land At Caswell Farm, Common Lane, Ryme Intinseca	Vary 1/D/13/000284 - allow letting as an open market dwelling	No	Residential Tie
WD/D/16/000483	Land At The Grange, Folke Lane,	Convert tractor/implement building to	No	Holiday Tie

PLANNING APPLICATION	SITE	DESCRIPTION	FINANCIAL	DESCRIPTION OF PLANNING OBLIGATION
	Alweston	holiday let		
1/E/05/000985	Land At Brockhampton Dairy Farm, Buckland Newton	Erect new Farmhouse and modify vehicular access	No	Deed of Discharge to remove agricultural tie
WD/D/15/002802	Land At 2 Butt Close Puddletown	Erect two detached dwellings	Yes	Affordable Housing
WD/D/14/002887	Land At Whites Meadow, Mosterton	Outline application for residential development	Yes	Affordable Housing and Transport
WD/D/15/002206	Harts House, 18 Whitcombe Road	Erection of new detached dwelling	Yes	Affordable Housing
WD/D/14/003013	Land At Osmington Hill Farm, Main Road, Osmington	Change of use of existing building to a dwellinghouse	Yes	Affordable Housing, Coastal Protection and Waste Collection
WD/D/15/002323	Land At 10 Winters Lane, Portesham	Erection of 2 dwellings	Yes	Affordable Housing
WD/D/15/001893	Land At Woodberry Down (Phase 2)	Erect 56 dwellings	Yes	Affordable Housing and Education
WD/D/15/000909	Land At Greenhill House, Somers Road	Erect chalet style dwelling in garden plot	Yes	Affordable Housing
WD/D/15/000381	Land At The Black Dog, Main Street, Broadmayne	Erect 2 no. 3-bedroom houses	Yes	Heathland Mitigation
WD/D/15/002820	Land At Glebe Farm, West Knighton	Demolish existing building and erect dwelling	Yes	Heathland Mitigation
WD/D/15/000425	Land At The Council Depot, Longburton	Mixed housing development (up to 20 dwellings)	Yes	Affordable Housing
WD/D/16/000642	Land South Of Folly Farm, Thornford Road, Yetminster	Residential development (outline application)	Yes	Affordable Housing and Education
WD/D/16/000332	Land At Churchill Farm, Mosterton	Residential development and associated	Yes	Affordable Housing

PLANNING APPLICATION	SITE	DESCRIPTION	FINANCIAL	DESCRIPTION OF PLANNING OBLIGATION
		access		
WD/D/15/001606	Land Adjacent To Frome Valley Road, Crossways	Up to 85 residential dwellings	Yes	Affordable Housing, Education, SANG/SAMM contribution, Transport, Healthcare, POS, Community Venues and Allotments
WD/D/14/002978	Land At Lewell Nursery & Gardens, Lewell	COU from garden nursery to falconry & owl sanctuary	Yes	If visitor numbers have exceeded 12,000 per year will pay cost of providing additional passing spaces
WD/D/15/000628	Land At Meriden, Street Lane, Longburton	Demolish shed and erect 7 dwellings - outline	Yes	Affordable Housing

WEYMOUTH & PORTLAND – NEW S106 AGREEMENTS COMPLETED FROM APRIL TO SEPTEMBER 2016

PLANNING APPLICATION	SITE	DESCRIPTION	FINANCIAL	DESCRIPTION OF PLANNING OBLIGATION
16/00178/OBL	Apartment 10, Maritime House, Portland	Discharge of planning obligation dated 29/12/200 for WP/00/00439/COU	No	Deed of Revocation
15/00619/OUT	Land East of 151 Weston Street, Portland	Outline plan application for residential dev`t	No	Minerals related activity restrictions
15/00088/FUL	Land off Plaisters Lane, Sutton Poyntz	Erect 9 dwellings (4 affordable)(South site)	No	Affordable Housing

PLANNING APPLICATION	SITE	DESCRIPTION	FINANCIAL	DESCRIPTION OF PLANNING OBLIGATION
15/00081/FUL	Land to South of Morlands, Plaisters Lane, Sutton Poyntz	Erect 3 dwellings (North Site) with associated parking	No	Affordable Housing
15/00597/FUL	Land North East of Osprey Road	Terrace of 4 two storey dwellings	No	Deed of Revocation
15/00525/FUL	Land at Lansdowne Villa, 9 Lansdowne Square	A subdivision of land to rear to provide 4 semi-detached houses	No	Deed of Revocation
15/00617/FUL	Land at rear of 148 Wyke Road	Erect new dwelling (self build) northern end	Yes	Affordable Housing
15/00620/FUL	Land at rear of 148 Wyke Road	Erect new bungalow - self build - (behind no.148)	Yes	Affordable Housing
15/00760/FUL	Land at 42 Sutton Road Sutton Poyntz	Demolish existing dwelling and erect 7 dwellings	Yes	Affordable Housing
15/00695/OUT	Land to rear of nos. 97-107 Knightsdale Road	Demolish existing dwelling and erect 10 dwellings	Yes	Affordable Housing, Education and Play Areas
15/00696/OUT	Land south of 75-79 Knightsdale Road	Erection of 6 dwellings (outline)	Yes	Affordable Housing and Play Areas
15/00504/FUL	Land at 95 Wyke Road	Construction of 2 dwellings	Yes	Affordable Housing
16/00038/FUL	Land at 69 Abbotsbury Road	Erect 1 dwelling on land to the rear	Yes	Affordable Housing
16/00201/FUL	60A St Thomas Street	COU of offices to 4 apartments	Yes	Flood Defence
15/00854/FUL	The New Inn PH, 498 Littlemoor Road	Alterations & extension to Public House to form 6 dwellings (6 affordable) and erection of 9 dwellings	Yes	Education and Play Areas
15/00695/OUT	Land at 103 Knightsdale Road	Demolition of dwelling and erection of 10	Yes	Education and Play Areas

PLANNING APPLICATION	SITE	DESCRIPTION	FINANCIAL	DESCRIPTION OF PLANNING OBLIGATION
		dwellings on land to rear of 97-107		
15/00031/OUT	Land at Council Offices, North Quay	72 dwellings and approx. 216 sq m of commercial space	Yes	Flood Defence
15/00725/FUL	Land to the South of Nottingham Lane	Erect 10 new dwellings with garages	Yes	Education and Public Open Space
15/00497/OUT	Land to North of 54 New Street, Portland	Erect 3 bungalows (outline)	Yes	Natural Greenspace
14/00591/OUT	Land South of former Bottomcombe Works/ South of Tesco, Easton	Residential development (approx. 62 dwellings)	Yes	Affordable Housing, Public Open Space, South Windmill Restoration Costs, Minerals related activity restrictions and Haul Road restrictions
15/00833/FUL	Land at Qinetiq Bincleaves, Newtons Road	Erection of Care Village, 195 supported living units, 60 bed care home...	Yes	Museums
14/00617/OBL	Land at Bottomcombe Works, Park Road, Portland	Forgo affordable housing obligations	Yes	Deed of Variation - to remove affordable housing contribution.
14/00777/OUT	Land relating to Phases 2-4 at Curtis Fields, South of Chickerell Road	Dev't of approx. 500 residential dwellings in 3 phases (phases 2 to 4)	Yes	Affordable Housing, Transport, Education, Public Open Space, Natural Greenspace