

## **Grey, Green & Social Infrastructure Note V2 August 2018**

The core spatial hierarchy set out in North Dorset Local Plan Part 1 (LPP1) focuses the vast majority of the District's growth at the four main towns as the most sustainable locations for development. Outside the four main towns access and proximity to services is limited and as such the adopted policy more strictly controls development to local and essential rural needs. The LPP1 also highlights that "In the recent past, housing development in the rural areas significantly exceeded planned rates, yet did not always enable rural facilities to be retained or enhanced. The Council does not want to see this unsustainable spatial distribution of development repeated." (3.40)

In order to make development acceptable in planning terms, applications for major housing development are expected to maintain and enhance the level of grey, green & social infrastructure as set out in Policies 13, 14 and 15 of the LPP1. The current lack of a five year housing land supply within the District does not alter the spatial characteristics which informed the approach to focusing development in the most sustainable locations or the need for enhanced rural facilities associated with major housing proposals. This document sets out how the policy requirements should be applied to the speculative applications for development at the 18 Larger Villages and in the Countryside.

The methodologies are formed on the basis of the best available information including local best practice and regard has been given to national guidance & policy to ensure obligations remain proportionate to the scale of development and reasonable in all other regards. This overview document provides a starting point from which the circumstances of the application should be considered including the level of on-site provision proposed, the accessibility of existing infrastructure and those needs identified in Neighbourhood Plans and through engagement with the statutory consultees. An indicative list of other obligations is included.

The Council will maximise the opportunities for synthesis between the necessary infrastructure obligations through the application of contributions received in consultation with local communities, parish councils and other stakeholders. The nature of speculative and unplanned proposals necessitates that a number of the calculations use a range of inputs and facility types to ensure they address the breadth of needs which the policies cover whilst remaining flexible enough for the end-provision to be tailored to the circumstances of each development. The infrastructure needs for these sites do not benefit from the detailed assessment and consultation leading to allocation within the Local Plan.

There is a vital need for rural developments to provide associated improvements to facilities and services which are appropriate to the area in order to deliver sustainable development and make proposals acceptable in planning terms. The wording of the obligations will ensure that contributions remain directly related to the development

whilst enabling the community to identify and lead on delivery which is appropriate following public consultation and scrutiny from the Council.

The calculations and approach to securing these obligations are considered to be NPPF & CIL regulation 122 compliant, being; necessary to make development acceptable in planning terms, directly related and tied to each development, and fairly and reasonably related in scale and kind. In order to address the number, distribution and timing of applications this note aims to sets out a consistent and proportionate approach to the application of local planning policy. The list is not definitive and other matters may arise depending on the circumstances of each application.

Where infrastructure is to be provided on-site this will be factored in to the level of contributions expected for off-site provision. For example, Policy 15 sets out that green infrastructure should be provided on-site, it may also be the case that the best location for facilities such as destination play is on-site. Planning obligations will only be used where the use of conditions would not be appropriate or possible. The calculations and methodology are set out in detail in the appendix at the end of this document. Where the obligation is calculated from multiple typologies (eg Formal Outdoor Sports) this does not split the target between those cost typologies.

The following table provides an overview of the obligation for each infrastructure type where not provided onsite, including a summary of the calculation basis. An allowance for land acquisition costs has been calculated for each element using [MHCLG land value estimates for policy appraisal](#) figure for agricultural land, that being £21,000/ha, £2.10 per m<sup>2</sup>. This figure will be kept under review and may be updated through further evidence gathering especially for community facilities & play typologies for which accessibility is particularly sensitive. The allowance ensures that where existing open or green spaces might be used for formal infrastructure the overall level of provision of informal spaces is not diminished.

**Table of Figures for Off-Site Contribution (where not provided on-site)**

<b>Obligation</b>	<b>Calculation Basis</b>	<b>Contribution per dwelling</b>
Destination Play Facilities NEAP, MUGA, Skate / Wheeled Play, Outdoor Gym	Fields in Trust standards, local NEAP costs, Sport England facility guidance, estimate outdoor gym	£967.52= £934.65  +
Land Acquisition	Factored on total area (m <sup>2</sup> ) + 2 sided buffer for NEAP/MUGA/Skate (5,185m <sup>2</sup> ) / 500 dwellings , 15.65m <sup>2</sup> x <a href="#">MHCLG land value estimates for policy appraisal</a> £2.1/m <sup>2</sup>	£32.87
Destination Play Facilities Maintenance	Local Specifications, estimates	£359.36
Allotments	LPP1 Standard, local costs	£308.16= £288.00  +
Land Acquisition	Total 9.6m <sup>2</sup> per dwelling, £2.1/m <sup>2</sup>	£20.16
Formal Outdoor Sports:		£1,318.80= £1,241.52
Pitches	Fields In Trust standards, Sport England facility guidance, pitch typology proportion from current provision estimate, 'Other' typology mix to cover range of needs	(£382.40  +
Other (Tennis, Compact Athletics...)		£859.12)  +
Land Acquisition	Total 36.8m <sup>2</sup> per dwelling, £2.1/m <sup>2</sup>	£77.28
Formal Outdoor Sports Maintenance	Sport England life cycle costs guidance, estimate for distance track	£128.73
Informal Outdoor Space: (Policy 15 exceptions met)		£2,307.36= £2,152.80
Parks & Gardens	Fields In Trust standards, typology mix to cover range of needs, local costs	(£1,324.80  +
Amenity Green Space		£207.00  +
Natural and Semi-Natural		£621.00)  +
Land Acquisition	Total 73.6m <sup>2</sup> per dwelling, £2.1/m <sup>2</sup>	£154.56
Informal Outdoor Space Maintenance (Policy 15 exceptions met)	Fields in Trust standards, Local costs (Wiltshire example)	£1,278.80
Community, Leisure & Indoor Sport Facilities:		£2,006.97= £2,001.13
Village Hall	Levels of rural provision by cost type, Infrastructure Delivery Plan costs indexed, Sport England facility guidance	(£1,198.17  +
Sports Pavilion		£802.96)  +
Land Acquisition	Estimated that total land required is 3 x footprint, 2.78m <sup>2</sup> per dwelling, £2.1/m <sup>2</sup>	£5.84

Other Provision	Calculation Basis	Contribution per dwelling
On-site Formal Play Provision & Maintenance	Fields in Trust benchmark <a href="#">guidelines</a> : LAP 5-10 dwellings, LEAP 10+ dwellings. Where Policy 15 exceptions are met - off-site contribution to local play will be calculated to offset under-provision using <a href="#">Wiltshire Standard Specification</a> . Eg for 30 dwellings: where on-site LAP agreed due to site constraints prohibiting LEAP, shortfall is £40,167 in capital cost, £27,520 in maintenance.	Site specific – potential fixed costs by site
Rights of Way Enhancement	To be identified by consultees (DCC Rights of Way Team)	
Natural Environment – Ecology and Conservation	To be identified by consultees (Natural England, DCC Natural Environment Team), examples include mitigation of Nationally or Internationally Designated Sites, Locally Designated Sites, Heathlands, Poole Harbour Nitrates, Gillingham Royal Forest	
Primary & Secondary Education	DCC Education Funding	£6,094.00
Pre-School Provision	DCC calculations	£190.50
Primary Care Services – where catchment need confirmed by CCG & site above x no. dwellings?		£80.00
Highways & Sustainable Transport	To be identified by consultees (DCC Highways Department) – may include safe routes to school and accessibility improvements	

The council works positively with developers to foster the delivery of sustainable development in line with national policy. It is considered that this application of adopted policies would not compromise the viability or otherwise hinder the deliverability of the speculative applications. The LPP1 sets out that in any case where viability is presented as an issue by a developer an ‘open book’ approach will be sought in order to robustly examine the site specific viability and secure the maximum level of provision achievable at the time of the assessment.

The following section highlights key elements of the local policy base for securing grey, green & social infrastructure obligations. The resulting methodologies for calculating the level of provision necessary to make development acceptable in planning terms are set out in the appendix.

## **North Dorset Local Plan Part 1 ([link](#)):**

# Policy 13 – Grey Infrastructure

## Introduction

Grey infrastructure<sup>185</sup> describes the physical works 7.18 required to support development. For the purposes of this Local Plan, grey infrastructure includes:

- transportation – including roads, cycleways, footpaths and measures to facilitate public transport use;
- utilities – including telecommunications, electricity, gas and water supply, sewage and wastewater treatment;
- drainage – including Sustainable Drainage Systems (SuDS) and flood prevention measures;
- waste – including its collection, transfer and disposal; and
- public realm – including street art and urban enhancement works<sup>186</sup>.

7.19 Each of these elements is essential for the proper functioning of settlements and is crucial to the delivery of growth. Policy 13 is intended to bring about the provision of the grey infrastructure necessary for the effective and efficient working of the communities in North Dorset and the strengthening of the area's economy.

7.20 In determining what grey infrastructure is needed, as well as where and when it is required, the Council has worked with other authorities and public bodies together with providers and operators to establish these parameters as accurately as possible.

## Walking, Cycling and the North Dorset Trailway

7.41 The form and internal layout of a development, together with its relationship and connections with its setting, can significantly influence the balance of trips by different modes of transport. In order to achieve this, Policy 24 – Design promotes new developments with permeable layouts, designed to give priority to pedestrians and cyclists. This approach also gives opportunities for people to incorporate activity into daily lives, which can have health benefits.

7.42 The N&nEDTS highlights a number of places where walking and cycling facilities can be improved or provided within and between settlements. Of strategic importance is the conversion of the former Somerset and Dorset railway line to a pedestrian and cycle trailway. The Council and Dorset County Council have worked together put sections of the Trailway in place; completion of the

route will link a number of villages from Spetisbury in the south, through Blandford to Sturminster Newton and towards Stalbridge in the north.

7.43 The N&nEDTS identifies a number of schemes to improve facilities for walking and cycling both in the main towns and in rural areas. Links of this nature (for example, the existing footway/cycleway between Blandford and Pimperne) can enable trips to be taken by more sustainable modes.

### **POLICY 13: GREY INFRASTRUCTURE**

By working alongside developers, agencies, and other partners, the Council will ensure that the necessary grey infrastructure is put into place to support growth, development and North Dorset's economy.

The adequacy, availability and provision of grey infrastructure will be key considerations when planning applications are considered. Development will be expected to maintain, enhance and provide grey infrastructure, as appropriate to the particular development, by way of direct (on/off site) or indirect (by way of financial contribution) provision.

A more sustainable approach to transport in North Dorset will be developed by: ...

b supporting measures to make more effective use of the existing route network including: improvements to traffic flows at 'pinch points' and key junctions; and schemes to improve environmental quality on busy routes or to improve road safety; and ...

f providing and enhancing walking and cycling facilities in the main towns and in rural areas, particularly between villages and nearby towns; and completing the North Dorset Trailway as a strategic walking and cycling route ...

## **Policy 14 – Social Infrastructure**

### **Introduction**

One of national policy's core principles is for planning 7.66 'to take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs'.

7.67 Policy 14 aims to deliver these principles and to ensure that the social infrastructure that our communities need is planned for positively. In particular it aims to deliver:

- education facilities (including pre-school childcare, primary and secondary, further and community learning and special needs education);
- health services (hospitals, general surgeries and health centres);
- emergency services (police, fire and rescue and ambulance);
- cultural facilities (libraries, art galleries, arts centres and museums);
- recreation and sport facilities (indoor sports facilities and youth centres); and
- community facilities (non-commercial) (facilities such as community halls, places of worship and cemeteries).

7.70 The provision of outdoor recreation and sport facilities is discussed in Policy 15 - Green Infrastructure.

7.71 The Council has worked with other authorities and providers to assess the quality and capacity of existing social infrastructure, to identify future needs and to ensure that these future needs are met.

## **Recreation and Sport**

7.103 National policy<sup>219</sup> requires local planning authorities to work with public health leads to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship).

7.104 The Dorset Joint Strategic Needs Assessment (JSNA)<sup>220</sup> in its needs assessments for physical activity recognises the need for a joint physical activity strategy in which existing sport and leisure centres, together with community halls and the natural environment play a key role in ensuring that those who want to be active can find activities they enjoy.

7.106 There are also youth and community centres in Blandford, Gillingham, Shaftesbury and Sturminster Newton and outreach youth clubs based in village halls and other community halls in Stalbridge and Okeford Fitzpaine.

7.107 The Council seeks to retain existing formal and informal indoor sport and recreation providers to inspire as many individuals as possible to take up physically active behaviours. The development of new or expansion of existing facilities in the District's four main towns will be supported depending on their scale and the area they

serve. The assessment of future needs and the opportunities for new provision should ideally be identified by local communities through the neighbourhood planning process. Alternatively, if identified, provision could also be made in the Local Plan Part 2.

## Community Facilities (Non-Commercial)

7.109 The provision of community halls and places of worship add vibrancy to the District's towns and villages and can provide a focus for activities. For example, a community hall can host a range of activities catering for all ages from young children with mother and toddler meetings to gardening clubs and the Women's Institute. Places of worship and their associated halls are also a focal meeting point for many, especially in more rural areas. Cemeteries and burial grounds are often associated with places of worship but in recent years natural burial sites have become a popular alternative. The Council considers these types of community facilities to be non-commercial in relation to policies in the Local Plan.

### Community Halls and Places of Worship

7.110 During the plan period the following measures will be taken to ensure that the community venues in the main towns are adequate to cater for planned growth:

- Blandford – the refurbishment of the Corn Exchange, to provide a multipurpose hall for community use;
- Gillingham – the provision of a community hall to serve the proposed southern extension to the town and a hall adjoining Riversmeet, both of which will embrace multi-functional space; and
- Shaftesbury – the provision of a community hall, details of which have not yet been determined.

7.112 Outside the four main towns many rural communities already have a village hall, but some are in need of replacement, extension or refurbishment to bring them up to modern standards. The Council is keen for rural and often isolated communities to maintain a communal meeting facility as this not only enhances vibrancy but also minimises the need to travel. A new or relocated community hall may be permitted on the edge of the built-up area of Stalbridge or the District's villages to support a rural community, if it can be demonstrated that there is a need for the facility and no suitable sites exist within the relevant settlement.

## **POLICY 14: SOCIAL INFRASTRUCTURE**

The Council will work with partners and developers to ensure that the level of social infrastructure across the District is maintained and enhanced through the retention and improvement of existing facilities and new provision, where required.

Development should support the maintenance and enhancement of existing social infrastructure and the provision of new social infrastructure, through provision on site and/or contributions to provision off site, as appropriate.

Through these measures the Council will ensure that:...

### **Recreation and Sport**

j existing formal and informal indoor facilities are protected and enhanced. Applications for new facilities in the main towns depending on their scale and the area they serve will be supported.

### **Community Facilities (Non-Commercial)**

k existing community halls, places of worship and other non-commercial community facilities are protected and new facilities provided where there is an identified need. In the countryside, such facilities may be permitted on the edge of the built-up area of Stalbridge or

## **Policy 15 – Green Infrastructure**

### **Introduction**

7.117 Green infrastructure encompasses both the traditional open space sites and other environmental features in an area, which should be designed and managed to create an interconnected network that offers a range of benefits to people and the environment. For the purposes of the Local Plan, green infrastructure is defined as the strategic network of accessible multifunctional sites and features (such as trees, parks, gardens, woodlands, formal and informal open spaces and nature reserves) and the linkages between them (such as hedgerows, rivers and their floodplains, footpaths, cycle ways and other transport routes and wildlife corridors) that improve quality of life and enhance the environment, sustaining many of the ecosystem services outlined in Policy 4 – The Natural Environment.

7.118 National policy requires local planning authorities to set out a strategic approach to green infrastructure. This approach should positively plan to create, protect, enhance and manage the green infrastructure network<sup>221</sup>. Development should help deliver green infrastructure and biodiversity enhancement as part of a strategy to address climate change mitigation and adaptation<sup>222</sup>. In addition, green infrastructure plays an important role in creating sustainable communities by reducing the negative consequences of urban growth and change, creating places where people want to live, and enhancing the urban environment.

### **Green Infrastructure Elements**

7.119 Green infrastructure incorporates elements at all spatial scales from the town centre to the open countryside. It not only includes a range of different sites, but also the links between them and other green elements of the urban and natural environment such as roadside trees and verges. Each element of green infrastructure has a primary function but it can also function in other ways to improve the quality of life of residents or secure environmental benefits. This multifunctionality can be enhanced through the appropriate design and management of individual sites and the overall green infrastructure network. Examples include the planting of native fruit trees around sports pitches and play areas.

7.125 Across the District there are opportunities to enhance green infrastructure provision both quantitatively but also qualitatively, through the green infrastructure strategy and other mechanisms. Enhancement of existing and the provision of new green infrastructure will help to support the needs of the growing population and help to deliver the wider benefits outlined in Figure 7.2.

7.126 In the four main towns, the green infrastructure network will be enhanced as a result of the sites identified for growth being developed. In addition, the existing green infrastructure elements will be enhanced and connected to each other to provide a network to deliver wider benefits to the towns and surrounding areas. These linkages will, alongside other benefits, seek to provide safe walking and cycling routes to and from town centres and other key facilities such as schools.

Figure 7.1: Types and Functions of Green Infrastructure

Type	Examples	Primary Functions
Outdoor recreation facilities, parks and gardens	Sports pitches and greens, playgrounds, urban parks, formal gardens	Offer opportunities for sports, play and recreation and to enable easy access to the countryside (for example Blandford Leisure Centre and recreation ground)
Amenity greenspace	Informal recreation spaces, housing green spaces, country parks, landscape planting, green roofs, domestic gardens, trees, village greens, urban commons, other incidental space	Creating attractive and pleasant built environments, providing community and private outdoor leisure space (for example The Slopes in Shaftesbury)
Natural and semi-natural urban greenspaces	Nature reserves, woodland and scrub, grassland, heathlands, moors, wetlands, ponds, open and running water, landscape planting	Creating areas for biodiversity, access to education associated with the natural environment (for example Butts Pond Nature Reserve in Sturminster Newton)
Green corridors	Rivers and canals including their banks and floodplains, trees, hedgerows, dry stone walls, road and rail corridors, cycling routes, pedestrian paths, rights of way	Creating a sustainable travel network promoting walking and cycling, enhancements to semi-natural habitats and integrating micro green infrastructure into urban areas (for example up and downstream of Lodden Bridge in Gillingham)
Local character areas	Churchyards, treed areas, roadside verges, landscape screening, setting of a building, open gaps, views	Creates a sense of character within a settlement contributing to the attractiveness of an area or building. (for example Church Field in Shillingstone)
Other	Allotments, community gardens, orchards, cemeteries and churchyards	Providing accessible facilities to meet needs within settlements, enable local food production (for example Pond Walk allotments in Stalbridge)

Figure 7.2: Key benefits of Green Infrastructure

Key Benefits	
Ecology and biodiversity	Enabling the migration of species through urban and rural areas; the creation of habitats within built up areas; enhancement of biodiversity as a whole; protection of and reduction in recreational pressure on important designated sites (supporting services)
Climate change mitigation	Absorption of CO <sub>2</sub> by vegetation; wood as a fuel from forests; incorporation of underground pipes for ground source heat pumps in parks or gardens (regulating services)
Access and transport	Cycling and walking routes from within residential areas, increasing the permeability of towns to alternatives to the car; providing safe cycling and walking routes into and out of towns (cultural services)
Climate change adaptation and water management	Storage of flood water in floodplains; SuDS to store rainwater outside of floodplains in times of flood; shading and cooling effect provided by trees and other vegetation (regulating services)
Water quality and pollution control	Rainwater permeating through green surfaces into water table; absorption of pollutants by vegetation; SuDS to control diffuse pollution (regulating services)
Community, recreation and leisure	Sports pitches, play grounds, cycling and walking routes for active recreation; places for meeting and community events; provision of allotments within towns; provision of community orchards; provision of alternative, attractive areas for recreation away from important wildlife sites (cultural services)
Education	Exposure to nature and the learning opportunities it offers (cultural services)
Health and well-being	Promotion of and access to outdoor exercise opportunities; relaxation; psychological benefits of open space; reduced healthcare costs (cultural services)
Cultural and landscape heritage	Incorporates rural heritage into urban areas; integrates the town into the landscape; screens developments from landscape views (cultural services)
Economic development	Enhanced attractiveness of the urban environment leading to desirable neighbourhoods; benefits for leisure and tourism industry; a happy and productive workforce through an attractive working environment; enhancement of the rural economy (provisioning services)

7.127 Rural communities live in close proximity to the open countryside, but it is not always accessible to local people. Rural communities also require their own sport and recreational facilities and require safe access to community facilities such as schools and village halls. It is important to provide green infrastructure in rural areas to improve access to the wider countryside for recreation purposes, access to community open space such as village greens and play spaces and access to facilities in towns. Access routes should be established to provide safe and convenient walking and cycling routes as well as helping to deliver the wider benefits that green infrastructure can provide.

7.128 The Council will seek to protect and enhance existing open space, character areas, outdoor sport and recreational facilities and to provide new facilities to support growth. This will be particularly relevant in relation to play space for children and young people but also in relation to allotments, cemeteries, nature reserves and the multiple benefits that green infrastructure elements can deliver.

7.129 The Council will support the development of new strategic facilities in suitable locations, well connected to centres of population. These may be identified as part of the green infrastructure strategy or may be stand-alone projects. The North Dorset Trailway is an example that provides safe recreational and commuting links for walkers, cyclists and horse riders along the route of the former Dorset and Somerset Railway. There are gaps in the route, areas where the route could be improved and the potential to connect other settlements into the route. The further development of the North Dorset Trailway is supported by the Council and contributions to its improvement will be expected from developments at settlements along its route.

7.130 Through the green infrastructure strategy and other mechanisms the Council will look at the potential to provide public access to wildlife sites (for example, through the designation of local nature reserves<sup>223</sup>) and the open countryside for relaxation and educational purposes, utilising natural features such as river corridors where possible whilst ensuring that the reason for any designation is not compromised. Designating further sites as nature reserves will enhance opportunities for biodiversity and the migration of species enabling wildlife to adapt to the impacts of climate change<sup>224</sup>. This will also help to deflect pressure from internationally designated wildlife sites.

7.131 In addition to working with local communities to deliver local benefits, the Council will work with neighbouring authorities to deliver strategic green infrastructure objectives. Examples include mitigation of the impact of residential development on Dorset Heathlands either through support for measures taking place in neighbouring authority areas or through connections with strategic proposals such as the Stour Valley Park<sup>225</sup>. In addition, the Council will help to protect and enhance the national long distance footpath and cycle route network. The Council will work with other partner organisations (such as the Areas of Outstanding Natural Beauty Partnerships and the Dorset Wildlife Trust) to facilitate management of the countryside in a sustainable manner.

## Providing and Enhancing Green Infrastructure

7.136 All new development will be required to contribute towards the provision, enhancement or management of the multifunctional green infrastructure network in addition to any landscape planting required on a development site.<sup>2</sup>

7.137 Development should provide new green infrastructure, enhance or contribute towards enhancing existing green infrastructure to improve the quality of life of residents and deliver environmental benefits. This should be achieved through delivery on site unless it is not practical or viable to do so or, exceptionally, if greater benefits could be achieved through off-site measures. On- or off-site provision should be delivered in line with the standards set out below, unless a different level of provision or standards are set in other planning policies, in the green infrastructure strategy, or locally for example in a neighbourhood plan. All planting should include native species which are resilient to the changing climate.

7.138 Provision of outdoor sports and play space will be required in line with the Fields in Trust standards<sup>227</sup>. Developments will be expected to deliver to these standards on site, where practical to do so.

7.139 The Council will seek to secure the provision of one standard allotment plot for every 60 people in a settlement. A standard allotment plot is traditionally 250 square metres. Although many people would prefer a plot of this size, half-sized plots would be acceptable if discussions with the relevant parish or town council indicate that the demand is for smaller plots. Where development is proposed, the delivery of allotments on site will be required where practical to do so, at or above this level in clusters of 15 plots.

7.140 Allotments and burial grounds at the four main towns should ideally be provided within settlement boundaries however, where no suitable site exists, a suitable site outside a settlement boundary may be considered. For provision of burial grounds elsewhere, delivery should be in line with Policy 14 – Social Infrastructure.

7.141 Other elements of green infrastructure (for example, informal open space, amenity green space and the linkages between such elements) should be provided as part of developments to reduce recreational pressure on areas designated for their biodiversity interest, where practical to do so, having regard to the opportunities on site for such provision. In addition, developments will be expected to provide, enhance or make a contribution towards the enhancement of other existing elements of green infrastructure off site.

7.143 Prior to the green infrastructure strategy being produced, developers will be required to demonstrate how their proposed schemes would deliver key green infrastructure benefits and would not compromise the realisation of such benefits and objectives in the future. Developers will be encouraged to work with community groups and voluntary organisations to deliver benefits to communities through green infrastructure provision, design and management.

## **POLICY 15: GREEN INFRASTRUCTURE**

The Council will seek to:

- a integrate the new green infrastructure to be provided in association with strategic growth at the four main towns with existing green infrastructure networks; and
- b enhance the provision of green infrastructure in the countryside (including at Stalbridge and the District's villages), especially where it helps to improve recreational opportunities; and
- c protect and enhance existing open space of importance, character areas, outdoor sport and recreational facilities and provide new facilities to support growth; and
- d take forward new and improved strategic facilities, such as the North Dorset Trailway; and
- e promote the public enjoyment of wildlife, where this is compatible with maintaining biodiversity; and
- f identify opportunities to work with partners at the local, district and sub-regional levels to deliver multiple key green infrastructure benefits.

Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits. All elements of green infrastructure should be provided on site in line with standards of provision set in the development plan unless:

- g it can be demonstrated that it would not be practical or viable to do so; or
- h exceptionally, it could be demonstrated that greater benefits could be realised through off-site measures.

Where the full requirement for green infrastructure is not provided on-site, development would be expected to provide new green infrastructure off site, and/or enhance (or make a contribution towards the enhancement of) existing green infrastructure off site.

Developments will also be expected to deliver, or contribute towards the delivery of:

- i the conservation and management of existing assets; and
- j the creation of new sites and links including new or improved open space for children's play, outdoor sport and recreation; and
- k enhancement to the functionality, quality and connectivity of green infrastructure; and
- l area-specific packages which achieve multiple benefits including those identified in Figure 7.2.

## Policy 20 – The Countryside

### National Policy

8.171 National core planning principles<sup>280</sup> recognise the intrinsic character and beauty of the countryside and the need to support thriving rural communities within it.

### Infrastructure

8.186 In Stalbridge and the villages the provision of new or upgraded non-commercial community facilities (such as village halls, places of worship and cemeteries) would help to address the issue of poor access to services in the countryside and help to meet the needs of the District's rural communities. Policy 14–Social Infrastructure encourages such facilities in, or adjacent to, the built-up areas of Stalbridge and the villages. Policy 27 – Retention of Community Facilities also encourages the retention of both commercial and non-commercial community facilities.

## **North Dorset Infrastructure Delivery Plan 2014 ([link](#))**

1.8 The National Planning Policy Framework (NPPF) refers to the provision of viable infrastructure in supporting sustainable development. Reference is made to 'identifying and coordinating development requirements, including the provision of infrastructure'. The NPPF also states that, in their Local Plans, Local Planning Authorities should present strategic policies for the provision of infrastructure and work towards the timely delivery of that infrastructure.

1.9 The NPPF is clear that a wide range of physical and organisational structure and facilities is involved - for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); the provision of health, security, community and cultural infrastructure and other local facilities.

### **Amenity**

3.33 There are numerous amenity spaces, large and small, around the District, maintained by the Council, volunteers and groups such as the Blandford Environmental Trust. Some, like the Railway Gardens at Sturminster Newton, contain features and artefacts which have specific local links (in that case, with the former Somerset and Dorset Joint Railway which ran through the town until 1966). Others are spaces which contain play equipment for children, some contain only seating, and some are wooded areas such as Angus Wood in Blandford Forum.

## **Sport and Recreation (Indoor)**

### **Informal indoor facilities**

3.78 The District's leisure centres provide informal facilities for sport and recreation as well as formal facilities. In addition, and of particular importance, informal facilities are also provided by community and church halls, where the social element is an important feature of a wide range of sport and recreation gatherings.

3.79 The District's many village and church halls provide facilities for activities as different as, for instance, art and painting groups and short mat indoor bowling. The latter uses the village hall at Hazelbury Bryan, while Milborne St Andrew village hall provides facilities for the Milborne Players amateur dramatics group and is also the meeting place for local archers, badminton players and sequence dancers. Child Okeford Table Tennis Club plays in the village hall at Child Okeford. There are many other examples of such informal indoor facilities being used in the District.

## **Community Assembly**

3.80 Public facilities such as community halls and places of worship (which may have their own hall and/or meeting rooms) provide towns, neighbourhoods and villages with a venue for social interaction. Most notably, The Exchange in Sturminster Newton is a community centre, arts and learning centre that offers significant scope for community, leisure and entertainment activities. Its continued success is important not only to the town but as an entertainment venue for the whole District.

3.83 In the rural areas, a number of villages have halls which are in need of replacement, extension or refurbishment to bring them up to modern standards while some have no facilities at all to meet their needs

3.90 Dorset County Council employs Countryside Rangers who work with the District Council to manage projects such as the Trailway and sites such as the Milldown at Blandford for the benefit of residents and visitors alike. The Rangers maintain and manage fourteen Council sites for wildlife and public recreation.

## **Sport and Recreation (Outdoor) Sport**

3.92 The District has in excess of 180 outdoor sports playing pitches, of which the great majority have secure public use<sup>24</sup>. Recreation grounds in North Dorset with sports pitches include Hardings Lane in Gillingham, Park Road and Larksmead, Blandford, together with the War Memorial Recreation Ground at Sturminster Newton. Pitches are generally for football, cricket and rugby but there are six grass hockey pitches.

3.93 While facilities in the rural parts of the District are more limited, Stalbridge has a playing field of about 4 hectares with one full size and one junior football pitch, one cricket pitch and an 'all weather' playing surface which provides facilities for tennis.

3.94 Numerous pitches are maintained and managed by sports clubs, some of which have a positive approach to use by the general public.

3.95 Sports such as golf, tennis, bowls and basketball/netball do not require pitches but nevertheless require suitable playing areas if they are not pursued informally. The majority of formal outdoor recreational facilities are privately owned, such as the various golf courses and bowling clubs' greens in the District. Nevertheless, many have non-member access, such as Shaftesbury Community Tennis Club, which offers club membership at various levels but also allows courts to be booked on a 'pay and play' basis, and Gillingham Golf Club, which has arrangements in place for visitors to play.

## **Active Recreation**

3.98 Formal facilities are generally required for organised activities which often involve team sports or competitive individual activities. However, not all activities requiring formal facilities are organised - children's play areas contain equipment which marks them as formal rather than informal spaces but their use is very rarely organised.

3.99 North Dorset's recreation grounds provide opportunities for informal recreation as well as larger social interaction since community events, such as the Sturminster Newton Show which is held annually on the town's recreation ground, are not usually feasible on amenity areas.

3.100 Facilities such as skate parks are found on larger areas of land, such as that at Barton Hill in Shaftesbury, as well as on smaller sites, such as the skate park at Stour Meadows, Blandford, providing opportunities for informal outdoor recreation.

3.101 In fact, informal outdoor recreation, such as walking and bird watching, may require no actual facilities at all, although the provision of car parks and toilets can make a positive contribution towards the enjoyment of those activities. The many public footpaths and bridleways in the District, including the Trailway, provide the basis of informal outdoor recreation while lacking to a large extent any actual facilities.

3.102 The provision of allotments across the District is somewhat uneven. Generally, there are waiting lists for available allotments, demonstrating a current need for additional provision, apart from any additional provision to meet future growth in North Dorset. At Chinnocks, Sturminster Newton, the site is run on the basis of kitchen garden plots, providing for demand for smaller areas of land for cultivation.

## **Play**

3.106 Within the urban and more rural parts of the District there are more than 60 equipped play areas. They vary in size from towards one quarter of a hectare down to one tenth of this.

3.107 There is significant variation in the quality and ambience (setting) of current provision. The last audit carried out 27 showed that in terms of quality, only one site was rated 'excellent' while 40% were 'below average' or 'poor', the remainder being 'good' or 'average'.

## **Community Space**

3.108 The provision of amenity open space within and adjoining residential areas not only enhances the visual quality of the area but also, importantly, provides accessible space for social interaction close to home. Many amenity open spaces also provide informal recreational opportunities. The Milldown at

Blandford Forum is a good example of a larger area where many types of informal recreational activities can be accommodated within an area of open space which has high amenity and wildlife value.

3.109 A number of areas of amenity open space in North Dorset's villages may be seen as village greens, such as at Milton Abbas and Winterborne Stickland, by virtue of their location within the settlement. They sometimes provide a focus for the settlement but in themselves are essentially amenity open space; indeed, Ashmore village green is largely taken up by the pond.

3.110 The concept of a central green space may be an element in future housing development.

3.111 There are no parks in the District with open public access which offer opportunities for recreational and play activities. There are some landscaped parks in North Dorset but public access is very limited. A number of private schools have extensive park land, such as the II\* Listed Grade park at Milton Abbey School, where Capability Brown landscaped the park in 1763 and created a lake on the site of the former village, and Bryanston School at Blandford, but there is no general public access to such parks other than by a few public footpaths across the land.

## **Environment**

### **Natural Space**

3.114 Natural space can be found in both rural and urban situations. North Dorset embraces a great deal of natural space, from the wide open downland at Fontmell to the intimate local space of Angus Wood at Blandford Forum, a Woodland Trust wood .

3.117 The District has a number of nature reserves across its area, including Ashley Wood near Tarrant Keyneston, Fontmell Down east of A350 and, unusually, Broad Oak Orchard south of Sturminster Newton, all managed by Dorset Wildlife Trust. Other reserves include Woolland Hill and Butts Pond Local Nature Reserve at Sturminster Newton, owned and dealt with by the Town Council.

3.118 Green corridors are not only routes along which wildlife can move from one area to another but also provide opportunities to create sustainable travel networks. In North Dorset they include river banks, along which many parts of the Stour Valley Way run, disused rail corridors, which the North Dorset Trailway utilises, and many rural rights of way.

3.119 While green corridors are generally regarded as part of the overall green infrastructure framework in terms of their environmental function, they may also be viewed in other ways. While forming a green corridor, the transport function of the Trailway, for example, also draws it into the Grey infrastructure context as well as having a place in Social infrastructure by virtue of its recreational role. There are opportunities within the District to extend existing green corridors and to provide new ones. Extending the Trailway to the northwest towards Stalbridge is one example, while the River Loddon up- and downstream of Gillingham offers potential.

3.120 The impact of development on sites with national and international environmental designations<sup>31</sup> will require mitigation if such development is to be approved. The heathlands of south east Dorset embrace a number of European and Internationally designated sites. A small portion of the southern part of North District lies within the zone where mitigation measures to reduce the impact of development on the heathlands must be agreed before any development proposals can be approved.

3.121 Mitigation measures may involve:

- Alternative areas of greenspace, designed to encourage a shift of recreational uses from the heaths to other areas of greenspace. This can be achieved both by provision of access to new greenspace and by improvements to existing open space. Improvements would be designed to attract existing heathland users to these alternative locations.
  - Access management on the heaths, which focus on ensuring that heath users are better educated to understand the fragility and importance of the heathlands and on coordinating wardening across different sites and between different organisations including the police and fire service.

The types of mitigation projects involved will depend on the size of the proposed development and be derived from the Dorset Heathlands Planning Framework.

## **Future Infrastructure Provision**

4.1 The categories of infrastructure considered in the IDP are elaborated at Appendix A, identifying which infrastructure is seen as:

- Critical for the implementation of development without detrimental impact on sites, localities and the environment;
- Essential in relation to delivering Local Plan growth objectives, without which development could not take place; and
- Required to meet community needs and aspiration

# INFRASTRUCTURE CATEGORIES AND SIGNIFICANCE

## Grey:

Infrastructure sector	Infrastructure type	Infrastructure element	Category		
			Critical	Essential	Required
Transportation:	Road	Highway network capacity	✓		
	Road	Highway condition	✓		
	Road	Traffic/route management	✓		
	Road	Public transport - network and frequency		✓	
	Road	Road safety		✓	
	Road	Cycling facilities and network		✓	
	Road	Walking facilities		✓	
	Road	Parking		✓	
	Rail	Public transport		✓	
	Air	Airfield use and capacity			✓
	Utilities:	Gas	Supply	✓	
Electricity		Supply	✓		
Local Renewables		Heat and power	✓		
Water		Supply	✓		
Telecommunications		Broadband availability and quality	✓		
Telecommunications		Mobile phone coverage and quality	✓		
Telecommunications		BT network and exchanges	✓		
Waste:	Waste	Collection	✓		
	Waste	Disposal and recycling	✓		
Drainage:	Water	Surface water management (including SuDs)	✓		
	Flooding	Flood defences	✓		
	Sewerage	Wastewater transmission and treatment works	✓		
Public Realm:	Visual	Public art			✓
	Visual	Roundabout features			✓
	Amenity	Town centre enhancements		✓	

## Social:

Infrastructure sector	Infrastructure type	Infrastructure element	Category		
			Critical	Essential	Required
Education:	Pre-school	Education facilities		✓	
	Primary	Education facilities	✓		
	Secondary	Education facilities	✓		
	Further	Education facilities		✓	
	Adult	Education facilities		✓	
	Special	Education facilities		✓	
Health:	Medical	Hospitals	✓		
	Medical	GP surgeries/health centres	✓		
	Dental	Dental practices	✓		
	Dispensing facilities	Pharmacies		✓	
Emergency Services:	Police	Local police facilities		✓	
	Fire and Rescue	Local fire and rescue facilities		✓	
	Ambulance	Local ambulance facilities		✓	
Culture:	Information	Libraries		✓	
	Art	Art galleries			✓
	Arts facilities	Arts centres			✓
	Heritage	Museums			✓
Sport and Recreation:	Sport and active recreation	Formal indoor facilities	✓		
	Sport and active recreation	Informal indoor facilities	✓		
Community:	Assembly	Community halls/centres		✓	
	Assembly	Places of worship		✓	
	Funerary land	Cemeteries / churchyards / burial grounds		✓	
	Tourism	Tourist information centres			✓
	Local facilities	Village shops / post offices / pubs			✓

## Green:

Infrastructure sector	Infrastructure type	Infrastructure element	Category		
			Critical	Essential	Required
Sport and Recreation:	Sport	Sports pitches		✓	
	Sport	Non-pitch sports areas		✓	
	Active recreation	Formal outdoor facilities		✓	
	Active recreation	Informal outdoor facilities		✓	
	Active recreation	Allotments		✓	
	Active recreation	Informal open space		✓	
Amenity:	Play	Children's play areas	✓		
	Community space	Amenity open space	✓		
	Community space	Village greens			✓
Environment:	Community space	Parks and Gardens			✓
	Natural space	Natural areas	✓		
	Natural space	Nature reserves		✓	
	Natural space	Green corridors		✓	
	Natural space	Heathland mitigation projects	✓		

- \* **Overall Significance Category**
- Critical** (to deliver the development without adverse impact).
  - Essential** (to support and deliver the Local Plan vision, objectives and policies).
  - Required** (to meet the needs and aspirations of the community).

## **Dorset Rights of Way Improvement Plan 2011-2021 ([link](#))**

An integral ingredient to Dorset's character is its 2855 miles (4594 km) of Public Rights of Way - footpaths, bridleways and byways. These coupled with other public outdoor space – parks, cycle routes etc - provide the perfect way to experience all the good things that Dorset has to offer.

Public Rights of Way form part of the county's highway network and historically provided important transport routes. However, as minor "subtle" highways the development of these routes have been overshadowed by the development of major highways such as roads due to mass car ownership and the emphasis on motorised travel when planning how people get about the county.

But the minor highway network of Public Rights of Way together with other accessible open space plays a key role in providing invaluable social, economic and environmental benefits both today and in the future.

Improvements such as appropriate surfacing and linking paths and sites to create local networks can provide:

- A great facility for outdoor play, sport, recreation, relaxation and enjoyment of the natural environment for people of all ages and abilities resulting in numerous associated physical and mental health benefits.
- Sustainable transport routes for people to travel on foot, horse or bike to access facilities such as health centres, schools, shops and work bases. This helps to reduce congestion and air and noise pollution helping to protect the environment and contribute towards slowing climate change.
- Opportunities for bringing people together – to identify improvements and develop path networks that are meaningful and attractive to use when travelling around their area and out into the surrounding countryside.
- Custom from local people and tourists who when travelling by walking or riding are perhaps more likely to use public transport, pubs, shops, post offices, B&Bs, cycle hire etc helping to sustain local businesses and provide opportunities for new ones.
- Local people and visitors with an enjoyable way to explore using paths local in character through good design and use of local materials. These paths also help to manage how and where people travel minimising the negative impact on the lives of local people or sensitive landscape areas – helping to protect communities and local character.

## Trailways

Trailways utilise old disused railway lines and can consist of either or both definitive PRow or permissive routes so that they can be managed for shared use by people of all abilities when walking, horse-riding and cycling – multi-user routes.

They offer great potential to provide good Countryside Access and celebrate our natural, cultural and industrial heritage.

By their very nature they link settlements, possess gentle gradients facilitating accessibility and provide off road cross-country routes. Historically they are a reminder of past forms of transport, communication networks, technologies and engineering in transporting people and goods by train.

In many instances a good basic infrastructure exists to accommodate new roles whilst celebrating old ones. Good management and design can provide highly effective access eg well drained and durable surfacing, good path widths, and appropriate entry and exit points etc for many people to enjoy when walking, riding and cycling.

In addition Trailways can incorporate traditional railway features such as old signal posts, signage and styles of lettering, milestones, seating etc. Remaining stations have potential for renovation showcasing displays, for example, of railway and trailway, environmental interest and local history; providing space for cafés, cycle hire, and local information; and providing gateways from the trail to settlements and the facilities they have to offer.

Collectively these projects can provide wider benefits for education, environmental conservation, sustainable transport and the local economy.

The 1960s saw the closure of the branch railway lines. The Council purchased certain sections but others were sold off into private ownership. Consequently today we are left with a fragmented “disused railway” resource of varying lengths and potential.

Our continued work with private landowners makes it possible for permissive or definitive access to be established along old disused railway lines or to identify short alternative routes that deviate from and reconnect to the original line of the railway in developing Trailway routes.

*The North Dorset Trailway is identified in the RoWIP as part of a strategic route from Bristol to Poole.*

## Appendix

### Destination Play Facilities (NEAP, MUGA, Skate/Wheeled Play, Outdoor Gym)

On-site provision and maintenance of a LAP and/or LEAP will generally be required as set out in the Fields in Trust guidance unless there are nearby facilities which meet the accessibility benchmark. The Destination Play elements are initially secured by 106 contribution with the target of contributions to be agreed following consultation and assessment of the most appropriate strategy for the settlement.

A mix of facility types are included in the methodology in order to ensure that the needs arising from development are fully met against the [Fields in Trust](#) benchmark. This scalable approach enables the community to identify the most appropriate type of provision for their area following consultation. The calculation is:

FIT 500 dwelling position: NEAP (1,000m<sup>2</sup>) £132,323 ([Wiltshire Standard Specification](#)) + MUGA (782m<sup>2</sup>) £145,000 ([Sport England Facilities Guidance](#)) + Skate/Wheeled Play (720m<sup>2</sup>) £150,000 ([Sport England Facilities Guidance](#)) = £427,323 Per dwelling = £854.65

+ Outdoor Gym estimated £40,000 for benchmark of 500 dwellings = £80 per dwelling

Total Destination Play Facilities provision: £934.65 per dwelling

Maintenance:

NEAP: £89,430 from Wiltshire Standard Specification: £178.86 per dwelling

MUGA: [SE guidance](#) 1.4% per annum sinking cost 0.4% maintenance cost – 25 year cost model. On £145,000 facility total maintenance totals £65,250: £130.50 per dwelling

Skate/Wheeled Play facility: Allowance for inspections and general maintenance including associated landscaping, bins and litter - £600 per annum for 25 years, £15,000: £30 per dwelling.

Outdoor Gym: Allowance for inspections and general maintenance including replacement parts - £400 per annum for 25 years, £10,000: £20 per dwelling

Total: £178.86 + £130.50 + £30 + £20 = £359.36 per dwelling

### Allotments

The Local Plan Part 1 identifies that one standard allotment plot (250m<sup>2</sup>) should be provided for every 60 people in a settlement and new development will be expected to make provision at this level (4.17m<sup>2</sup> per person) in the absence of an existing over-supply. Given the scale of proposals it is anticipated that a contribution towards off-site provision and enhancement will generally be more appropriate than delivery on site.

Using 2.3 persons per dwelling provides a per-dwelling need figure of 9.6m<sup>2</sup>/dwelling. The cost for provision of allotments of appropriate quality is anticipated to be £30/m<sup>2</sup> ([Wiltshire Study](#)). The resulting contribution per dwelling is calculated as being 9.6\*£30 = £288.00.

### **Formal Outdoor Sports**

The methodology for calculating the proportionate outdoor sports facilities contribution is derived from the Fields in Trust benchmark guidelines as set out in the LPP1 (7.138). Whilst these are calculated on the capital costs of provision it is also applicable for the enhancement of existing facilities which will often include an element of additional provision.

The Fields in Trust benchmark guidelines split provision types between pitch-based sports (1.2ha per 1000 population) and non-pitch provision including for Tennis, Athletics & Bowling (0.4ha per 1000 population). Rural provision for formal outdoor sports is mixed with some areas significantly lacking in one or both of these provision types.

For pitch-based sports an estimate of the current split between Football, Rugby & Cricket, 29%, 24% and 47% respectively (based on open space Audit 2006 and standard pitch sizes), has been applied to the 1.2ha benchmark to provide the typology mix. The cost basis is formed from the [Sport England Facilities Guidance](#) for adult pitch provision with an allowance for a match 'pitch' and 2 practice cages per Cricket pitch. An allowance for artificial training facilities is included within the cost-types for non-pitch sports.

Cost Type	m <sup>2</sup> mix per 1,000 pop	Cost per m <sup>2</sup>	Cost per dwelling (2.3 p/dwelling)
Football	3,489	£11.46	£91.96
Rugby	2,904	£11.06	£73.88
Cricket	5,607	£16.79	£216.56
Sub Total	12,000m <sup>2</sup> (1.2ha)		£382.40

For the non-pitch sports element a cost typology mix has been used to calculate a reasonable contribution which enables the end-delivery to be tailored locally based on the particular opportunities, needs and available finance. A judgement on what is an appropriate cost mix has had to be made considering the cost differentials, the rural context and accessibility of indicative sport types. Costs are derived from [Sport England Facilities Guidance](#) and [Compact Athletics Guidance](#) (indexed) with an estimate for tarmacked running/jogging track rather than the polymeric surfacing suggested within the compact athletics guidance.

Cost Type	m <sup>2</sup> mix per 1,000 pop	Cost per m <sup>2</sup>	Cost per dwelling (2.3 p/dwelling)
Tennis (& other artificial surfaces)	1,227 (2 Courts)	£163.00	£460.00
Compact Athletics:	1,932:		£229.87
Sprint Straights	6 lane 60m straight + run off: 727	£90.04	(£105.56 +
Training / Distance Track	2.5m * 400m length: 1,000	£20.00	£46.00 +
(soft) Throwing Element	2 throw circles: 205	£70.66	£33.32)
Bowling Green	841 (remainder from 4,000)	£87.50	£169.25
Sub Total	4,000m <sup>2</sup> (0.4ha)		£859.12
Total Inc Pitch Sports	16,000m <sup>2</sup> (1.6ha)		£1,241.52

A maintenance contribution is included for the Compact Athletics cost-elements as these will generally be individual-based, not levying a fee or charge for membership or use. Sport England [life cycle costs guidance](#) for athletics provision (1.7% sinking allowance + 0.6% maintenance) has been used alongside a 2% per year allowance for the tarmac track over a 25 year life cycle. This equates to £105.73 and £23.00 respectively, totalling £128.73 per dwelling which is considered a conservative requirement (approx. 10% of total capital cost for Formal Outdoor Sport) for maintenance regardless of end-provision.

### **Informal Open Spaces**

The need for informal open spaces in rural areas is clearly set out in the LPP1 (7.127). At the time of writing the Green Infrastructure Strategy, which will form part of the Local Plan Review, has yet to be produced. In the interim the Fields in Trust benchmark guidelines have been used for establishing consistent standards of informal open space, generally prioritising on-site provision.

The FIT quantity guidelines are split into Parks and Gardens (0.8ha/1000 Population), Amenity Green Space (0.6ha/1000 population) & Natural and Semi-Natural (1.8ha/1000 population). For off-site provision a recently adopted local example of costs have been used ([Wiltshire's Open Space Study](#)) being £72/m<sup>2</sup> for Parks & Gardens and £15/m<sup>2</sup> for Amenity and Natural Green Spaces.

Cost Type	m <sup>2</sup> per 1,000 pop	Cost per m <sup>2</sup>	Cost per dwelling (2.3 p/dwelling)
Parks & Gardens	8,000	£72	£1,324.80
Amenity Green Space	6,000	£15	£207.00
Natural & Semi-Natural	18,000	£15	£621.00
Total	32,000		£2152.80

On-site open spaces will be expected to be maintained in perpetuity, however where provision is to be made off-site a maintenance contribution will be necessary. The Wiltshire study, drawing on Spon's standard rates, sets out annual maintenance sums of £0.92/m<sup>2</sup> for Parks and £0.62/m<sup>2</sup> for Amenity & Natural Spaces. When applied to the quantity provisions over a 25 year period this equates to £423.20, £213.90 & £641.70 per dwelling respectively, totalling £1,278.80 in the case of no on-site provision.

### **Community, Leisure & Indoor Sport Facilities**

The methodology for calculating a proportionate contribution to meet the policy requirement to has been derived from a high level analysis of the current provision at Stalbridge, Durweston & the 18 larger villages. The mean of m<sup>2</sup> per population ratios for Community Hall and Sports Pavilion facility types at the settlements are ~ 0.271 and ~ 0.132 respectively. Multiplying by 2.3 to provide per dwelling figures gives 0.623 and 0.305, these floor-space calculations are then applied to the anticipated costs of providing for the range of needs, using community hall (IDP Figures indexed £1,923.23 per m<sup>2</sup>) and sports pavilion ([Sport England Guidance](#) 2Q17 £2,632.65 per m<sup>2</sup>) cost types. The resulting figure is £2,001.13 per dwelling.

Cost Type	m <sup>2</sup> per dwelling	Cost per m <sup>2</sup>	Cost per dwelling
Hall	0.623	£1,923.23	£1,198.17
Pavilion	0.305	£2,632.65	£802.96
		Total	£2,001.13

It is expected that the target of contributions will ensure any new or enhanced facilities are as versatile as possible, reflecting the range of needs which the Policy and planning obligation are designed to meet. Given the mixed quality and age of existing facilities this approach is considered to be appropriate for providing for the replacement or enhancement of existing facilities as well as for new provision within the Parish where appropriate. It should be noted that high quality community facilities also offer a space for a range of other important cultural services to be provided such as for the arts as well as some health-related services.