

## **Interim Position Statement on the Planning Guidance Note (PGN) – Planning Obligations for the Provision of Community Infrastructure**

1. The Coalition Government is in the process of reforming the planning system through the Localism Bill and other measures. The proposed reforms, which include the revocation of regional strategies, have created much uncertainty both for developers and local communities. In response, the Council has established interim positions relating to a number of key issues, which should provide a sound basis for negotiations on proposed development schemes.
2. Since 1998 the Council has sought financial contributions from developers towards the provision of community infrastructure in North Dorset using the **Planning Guidance Note – Planning Obligations for the Provision of Community Infrastructure (the PGN)** as a basis for securing such contributions. The contributions have been sought to help fund various items of community infrastructure needed to support the growth proposed in the North Dorset District Wide Local Plan.
3. On 7 February 2011 Cabinet adopted the Interim Position Statement on the PGN (as set out in the box below). This establishes that the Council will no longer use the PGN as a basis for seeking contributions from developers towards the projects identified in the PGN.
4. The PGN explains how contributions should be applied or allocated to different types of project in the ‘catchment areas’ for each of the District’s four main towns. Contributions will continue to be applied or allocated in accordance with the provisions of the PGN, subject to a review process.
5. On some development schemes the payment of contributions has been ‘secured’ through planning agreements, but the money has not yet been paid to the Council, as certain ‘trigger points’ have not yet been reached. Funds that have been ‘secured’ in this way will not be affected by the interim position statement, which makes it clear that monies will continue to be applied / allocated to relevant PGN projects, once payment has been made.
6. Although the Council is no longer using the PGN as a basis for seeking contributions towards community infrastructure, it may still seek contributions towards the projects listed in the PGN (or any other projects) on a case-by-case basis, where a proposal justifies such contributions to be made.

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**The Council will no longer use the PGN as a basis for seeking developer contributions towards projects identified in the PGN. This will apply to any planning application determined after the adoption of this Interim Position Statement.**

**The Council will continue to apply / allocate all contributions currently collected or secured for the purposes of PGN projects (which have not already**

**been applied / allocated) to those projects for education, community facilities and leisure, neighbourhood halls, outdoor sports and highway enhancements / cycleways identified in the current PGN (as may be amended by any subsequent revision to it) relevant to the catchment area for which the contribution was secured in accordance with the percentage split between these categories of project as set out in the current PGN.**

**The Council will undertake a review of the PGN and its projects with the objectives of:**

- producing an updated PGN, should this be necessary, to reflect the emerging revised policy position; and**
- identifying any projects within the PGN for which future funding may be appropriate under any available new tariff scheme.**

**The Council will continue to secure contributions from developers towards community infrastructure (whether for projects identified in the PGN or otherwise) on a case-by-case basis, where this can be justified in planning and legal terms.**

**This Interim Position Statement may be reviewed and amended from time to time. It should be read in conjunction with any other Interim Position Statement produced by the Council, including the Interim Position Statement on affordable housing.**