

South Derbyshire District Council**Planning Service****Schedule of Section 106 Planning Obligations to be negotiated with developers**

1	Category	Affordable Housing.
2	Relevant Advising Agency	South Derbyshire District Council
3	Current Guidance	Circular 1/97 Circular 6/98 "Planning and Affordable Housing" PPG 3 "Housing" Housing Policies 9 and 10: South Derbyshire Local Plan. Policies H3, H5 and H10: Revised Deposit Draft South Derbyshire Local Plan
4	Facilities	Affordable Housing
5	Relevant Type of Development	New residential developments
6	How provided	The affordable homes will normally be provided on site in accord with the provisions of Circular 6/98, the above policies and following consultation with the Council's housing needs survey. An alternative may be by way of a financial contribution to allow for the provision of compensatory housing on another site within the area of need.
7	Threshold for provision	Set out in Local Plan Policies
8	Last Updated	December 2003

1	Category	Health care
2	Relevant Advising Agency	Derbyshire Dales and South Derbyshire Primary Care Trust
3	Current Guidance	Circular 1/97 Community Facilities Policy 1 and Housing Policies 1 and 2: South Derbys Local Plan Policies C3, H3, H5 and H7: Revised Deposit Draft South Derbyshire Local Plan
4	Facilities	Health care services
5	Relevant Type of Development	New residential development
6	Payment to Council	A financial or land contribution may be required towards new facilities and extending existing health care facilities. Where a financial contribution is required it will be calculated on the basis of £444/ dwelling which is based on Derbyshire Dales and South Derbyshire Primary Care Trust's requirements.
7	Threshold for contribution	10 dwellings
8	Last Updated	December 2003

1	Category	Ecology/Geology/Natural Environment
2	Relevant Advising Agency	Derbyshire Wildlife Trust and English Nature where necessary
3	Current Guidance	Circular 1/97 PPG 9 "Nature Conservation" Environment Policy 11: South Derbyshire Local Plan Policies ENV 1 and 2: Revised Deposit Draft South Derbyshire Local Plan Draft Derbyshire Landscape Character Assessment
4	Facilities	Management of existing or creation and management of proposed sites/features/habitats of environmental importance.
5	Relevant Type of Development	All development likely to impact on sensitive sites of environmental importance or where a new habitat is to be created
6	How Provided	The developer would normally carry out planting/ creation of new habitats and may organise management of the site. If the Council is to manage the site a commuted sum to secure the maintenance of the scheme will be required from the developer.
7	Threshold for provision	None but see 5 above
8	Last Updated	December 2003

1	Category	Education
2	Relevant Advising Agency	Derbyshire County Council
3	Current Guidance	Circular 1/97 Housing Policies 1 and 2 and Community Facilities Policy 2: South Derbyshire Local Plan Policies H3, H5, H7 and C5: Revised Deposit Draft South Derbyshire Local Plan
4	Facilities	Sites for new schools, construction costs, contribution towards additional classrooms/ buildings/ facilities at existing schools
5	Relevant Type of Development	<p>New residential development.</p> <p>A contribution would be required towards facilities/additional places at existing schools if there is a need for additional places. Where there is, it will be calculated on the basis of £5410 for each primary school place and £9355 for each secondary school place (these figures are based on DfEE cost multipliers). Occasionally where appropriate a contribution towards sixth form places may also be required.</p> <p>Where a new school is required the developer would be required to provide a site and construction costs including professional fees, furniture and equipment.</p> <p>Development proposals to redevelop a school site would result in the need to provide a new school.</p>
6	How provided	The financial contribution required to be paid to SDDC with advice from DCC for suitable expenditure. Land if appropriate.
8	Threshold below which contributions are not appropriate	10 dwellings
9	Last Updated	December 2003

1	Category	Highways and Transportation
2	Relevant Advising Agency	Derbyshire County Council
3	Current Guidance	<p>Circular 1/97 PPG 13 "Transport" Transport Policies: Derby and Derbyshire Joint Structure Plan Transport Policy 6, Housing Policies 1 and 2 and Employment Policy 2: South Derbyshire Local Plan Policies T1, T3, T4, T5, H3, H5 and H7: Revised Deposit Draft South Derbyshire District Council Cycling Strategy: South Derbyshire District Council Walking Strategy: South Derbyshire District Council</p>
4	Facilities	Road Improvements, Pedestrian and Cycling Facilities, Traffic Management, Public Transport Enhancement and Green Travel Plans
5	Relevant Type of Development	Any form of new development that leads to a material increase in travel on the road network or is detrimental to road safety that would only be permitted with additional provision. The specific requirement will be dependent on the circumstances of the case.
6	How provided	The facilities may be provided directly by the developer. In other cases a financial contribution to cover the cost of the works will be provided for use by the appropriate body.
7	Threshold for contribution	None but where additional facilities are required by the development
8	Last Updated	December 2003

1	Category	Recreation, Leisure and Amenity Areas
2	Relevant Advising Authority	South Derbyshire District Council
3	Current Guidance	Circular 1/97 PPG 17 "Sport and Recreation" Recreation and Tourism Policies 4 and 5 and Housing Policies 1, 2 and 3: South Derbyshire Local Plan Policies H3, H5, H6, H7, LRT 1 and LRT 4 of the Revised Deposit Draft South Derbyshire Local Plan Supplementary Planning Guidance "Provision of Outdoor Playing Space in New Developments"
4	Facilities	Informal and formal facilities
5	Relevant Type of Development	New residential developments. In line with the SPG, where the level of informal open space would not exceed 200 square metres no provision will be required. Where the new development is likely to attract below 125 new residents open space areas suitable for ball games will not be required.
6	Payment to Council	The facilities will normally be provided directly by the developer and a commuted sum for maintenance will be paid to the Council. In certain circumstances financial contributions to provide or enhance existing provision elsewhere in lieu of the provision of facilities on site may be acceptable.
7	Threshold below which contributions are not appropriate	As set out in the documents referred to in 3 above
8	Last Updated	December 2003

1	Category	National Forest Planting
2	Relevant Advising Authority	National Forest Company
3	Current Guidance	Circular 1/97 Policy ENV 5: Revised Deposit Draft South Derbyshire Local Plan The National Forest: "A Guide for Developers and Planners" The National Forest "The Strategy"
4	Facilities	Forest planting and management/ maintenance
5	Relevant Type of Development	New residential and industrial developments
6	How provided	The planting will normally be undertaken by the developer on site and maintenance arrangements made. If the Council is to maintain the planting a contribution will be required. Off site planting may be acceptable in certain circumstances.
7	Threshold below which contributions are not appropriate	As set out in the documents referred to in 3 above
8	Last Updated	December 2003

