



Planning Obligations
Supplementary Planning Document

March 2009

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Contact Information	3
1 Part One	7
1.1 Introduction	7
1.2 Purpose of the SPD	8
1.3 Planning Policy Context	8
1.4 Background to Planning Obligations	13
1.5 Dudley's Approach to Securing Planning Obligations	18
1.6 Drafting Agreements	19
1.7 Financial Contributions	20
1.8 Monitoring	21
2 Part Two	23
2.1 Affordable Housing	23
2.2 Economic and Community Development	24
2.3 Education	26
2.4 Environmental Protection	28
2.5 Highway Infrastructure Works	30
2.6 Site Specific Measures	31
2.7 Historic Environment	33
2.8 Libraries	35
2.9 Nature Conservation	37
2.10 Open Space, Sport and Recreation	40
2.11 Public Art	43
2.12 Public Realm	44
2.13 Transport Infrastructure Improvements	47
2.14 Travel Plans	57

Appendices

1 Thresholds for Planning Obligations	59
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2 Nature Conservation	61
3 Council Contacts	67
4 Glossary	69

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Arabic

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Bengali

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Chinese

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Gujarati

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Punjabi

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Urdu

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1 Part One

1.1 Introduction

Review of Planning Obligations SPD

Dudley Council adopted its initial Planning Obligations Supplementary Planning Document (SPD) in December 2007 as part of the Council's Local Development Framework. Prepared in accordance with government guidance and expanding upon the Unitary Development Plan 2005, the SPD aims to reduce uncertainty and ensure a consistent approach to planning obligations across the Borough. The SPD sets out detailed guidance on the way in which the Council will secure planning obligations in connection with planning approvals and how this will be applied in particular circumstances or areas.

In accordance with best practice following the first year of implementation the SPD has been revised, in order to ensure that required planning obligations continue to be reasonable and realistic. The review has also enabled additional clarification to be incorporated on the contributions that are required, along with further guidance on the way the Council expects the policies to be applied in particular circumstances or areas.

The revised Supplementary Planning Document was adopted on

Whilst this guidance will not have equivalent status to Development Plan Documents, compliance with this revised Supplementary Planning Document guidance is a material consideration in the making of planning decisions and therefore carries significant weight in the decision making process.

Dudley's Planning Obligations Policy (Policy DD7) is set out in the Council's Unitary Development Plan 2005 (UDP). The Planning Obligations SPD is a separate document which provides more guidance and detail on how Policy DD7 and other associated policies should be implemented.

The SPD has been produced with regard to National Planning Guidance, the Regional Spatial Strategy, the Development Plan (i.e. the Council's Adopted Unitary Development Plan 2005), the Community Strategy and drawing upon best practice elsewhere. It has been subject to a Sustainability Appraisal (SA) and screening for a Strategic Environmental Assessment (SEA).

Public Consultation took place between Monday 19th January and Monday 2nd March 2009, in accordance with the Statement of Community Involvement (November 2006). *The purpose of the consultation period was to seek views on the revised sections of the SPD only, not the entire document.* The representations received and the authority's responses to these representations can be found in the Consultation Statement summary.

The revised SPD is accompanied by a Statement of Consultation explaining the consultation process and a Sustainability Appraisal (SA) which examines the impact of the SPD (including the changes) on social, economic and environmental conditions in the Borough.

1.2 Purpose of the SPD

The following paragraphs set out the key aim and objectives of the Planning Obligations SPD.

Aim of the SPD

The fundamental principle underlying planning obligations is that they are “*intended to make acceptable development which would be otherwise unacceptable in planning terms*” (Circular 05/2005, Paragraph B3). The aim of this Supplementary Planning Document (SPD) is to set out detailed guidance on the way the Council expect policies within the plan, with respect of planning obligations, to be applied in particular circumstances. The SPD will provide greater clarity to developers, landowners, the community and the Council regarding the basis for negotiating Planning Obligations. The SPD will also set out how planning obligations will be used to promote sustainable development and ensure that the infrastructure necessary to support future residential and commercial growth is delivered.

Furthermore it is the intention of this guidance to inform the operation of the Development Control process, and to provide a guide for developers, landowners and the community about the general principles applicable to planning obligations and how these are considered through the planning process.

Objectives of the SPD

The main objectives for the SPD are identified as follows:

- To set out the principles that guide the Council's approach to planning obligations
- To set out a scale of standard formulae and charges for a profile of needs that may be generated by a development and to justify these formulae and charges
- To set out the policy basis for a full range of planning obligations

1.3 Planning Policy Context

National Policy Context

Government advice on the application and use of planning obligations is set out in Circular 05/2005 ‘Planning Obligations’. This guidance seeks to ensure that planning obligations are used as effectively as possible.

In July 2006 this was followed by the ‘Planning Obligations Practice Guide’. This guidance aims to provide Local Planning Authorities and developers with practical tools and methods to help the development, negotiation and implementation of planning obligations.

Further guidance is also contained within PPS1 ‘Delivering Sustainable Development’. Indeed paragraph 24 states:

“ Planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the interrelationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development – for example, by recognising that economic development, if properly planned for, can have positive social and environmental benefits, rather than negative impacts, and that environmental protection and enhancement can in turn provide economic and social benefits.”

Regional Planning Guidance

Regional Spatial Strategy 11 (RSS11) for the West Midlands

The Regional Spatial Strategy (RSS) for the West Midlands RSS11 was published in June 2004. The RSS has a similar stance to PPS1 with respect of delivering sustainable development in the region. Indeed the key role of the RSS is stated as:

“ ... enabling all parts of the Region to sustainably meet their own needs, in a mutually supportive way”.

This will be achieved through:

“...Protecting and enhancing the Region’s environmental assets, and where appropriate making economic use of them, together with the prudent use of natural resources ... will be particularly important in guiding the nature and location of development and improvements at sub-regional and local levels.” (Paragraph 3.6, Page 14, RSS11, 2004)

West Midlands Regional Spatial Strategy (WMRSS) Phase Two Revision-Draft Preferred Option (December 2007)

The Preferred Option RSS reiterates the RSS11 vision of delivering a more sustainable region:

“...an economically successful, outward looking and adaptable Region, which is rich in culture and environment, where all people, working together, are able to meet their aspirations and needs without prejudicing the quality of life of future generations.” (Paragraph 2.2, Page 16, WMRSS, 2007)

Policy CF7 ‘Delivering affordable housing’ in the RSS highlights the importance of S106 agreements as a resource and the need for local authorities to *“...in their development plans... (iv) seek to maximise the contribution which the private sector can make towards meeting affordable housing needs by setting out the range of circumstances in which affordable housing will be required and the criteria for negotiation with private developers to provide and subsidise such housing as part of developments...”*

As set out in the purpose and objectives of the SPD, Planning Obligations have a key role to delivering sustainable development, not only in Dudley but, across the region.

Local Guidance

Dudley Unitary Development Plan (October 2005)

One of the key aims of the plan is to promote sustainable development in the Borough. The significance of Planning Obligations in achieving this aspiration is noted in the Plan, indeed there are several policies within the document which refer to the potential use of Planning Obligations in achieving this aim. The key Policy upon which this document is based on is Policy DD7 of the UDP:

Policy DD7 Planning Obligations

Reasons for the Policy

The Council, in applying the policies set out in this Plan to new developments, will, when necessary and appropriate, require developers to enter into planning obligations. These obligations will only be sought where it is considered necessary to safeguard the local environment and/or compensate for additional burdens placed by the development on community facilities and infrastructure.

The key principle in the use of planning obligations is that any gain sought in response to a planning proposal must be a direct consequence of, and related to it. It may be more appropriate to consider such requirements as mitigating planning loss resulting from the affects of development and it is not intended that the community should have to underwrite any hidden costs of development. The only exception to this is the provision of affordable housing which legally represents genuine additionality.

In accordance with national guidance the Council will apply the established tests of reasonableness in respect of what constitutes properly related planning gain so that each development is treated on its own merits and appropriate judgments made of what is necessary and justifiable. Planning obligations do not make an unacceptable development acceptable; it is a subordinate requirement and should not be the primary purpose of any development proposal. Conversely if a development is considered acceptable, in respect of its impact on local community and infrastructure provision planning gain would not be justified.

Against this background, development must provide for its direct infrastructure requirements, whether on or off site, and will only be acceptable where there is not a significant net cost to those living and working in the vicinity of the proposed development. "Planning loss" will arise whenever, as a result of development, there is a loss of capacity within a given category of infrastructure available to the existing community, or inadequate provision for a new community.

Where there is a clearly identified impact on the community or infrastructure arising from a development proposal, the Council will undertake detailed analysis to assess the type and level of measures necessary to mitigate planning loss and will negotiate an appropriate planning obligation.

The Council's approach, consistent with circular and case law will consider whether mitigation is required when the proposal is tested against the implications for a range of community provision and infrastructure requirements which may include the following:-

- 1. Open space, sport, leisure and recreation provision.*
- 2. Traffic and transportation (including Public Transport and Green Transport Plans).*

3. *Education Provision.*
4. *Social Service Provision.*
5. *Crime prevention and public safety.*
6. *Economic and community development.*
7. *Nature Conservation.*
8. *Historic Environment.*
9. *Environmental Health.*
10. *Public Art.*

If mitigation is required, the specific provisions which are needed and are reasonable in the individual circumstances will be identified. Where appropriate, account will be taken of site specific constraints affecting the overall viability of the proposed development. As a consequence an appropriate and justifiable planning obligation will be negotiated with the applicant, and/or the applicants agent.

DD7 PLANNING OBLIGATIONS

The Council will require applicants to enter into planning obligations where the scale and impact of development proposals can be shown, in accordance with government advice, to result in a consequential planning loss to the existing community.

The planning obligation must, where appropriate and necessary:-

- a. Make appropriate provision for the infrastructure requirements of the development**
- b. Ensure that there is no unacceptable adverse impact on the environment, nor consequential unacceptable loss to the existing level of services enjoyed by the community.**

Other Relevant UDP Policies

Other relevant policies with respect of planning obligations are referred to within the specific sections in Part Two of the SPD.

Joint Core Strategy for the Black Country . Preferred Options Report (March 2008)

This document, not yet adopted, will be the key statutory plan for guiding urban renaissance in the Black Country. The Black Country is made up of the local authority areas of Dudley, Sandwell, Walsall and Wolverhampton. The aim of the Core Strategy,

in line with the sustainability vision of the WMRSS, "...is to balance a high level of growth with the need to protect and enhance the Black Country for future generations of residents."

The Core Strategy highlights Planning Obligations as having a significant role in the delivery of the Core Strategy, "...used to secure a wide range of localised community benefits, including highways and public transport improvements, affordable housing, open space and play facilities, education and community facilities and public art." (Paragraph 5.20, Page 36, Joint Core Strategy for the Black Country, Preferred Options Report, March 2008.)

Dudley Borough Challenge: Community Strategy 2005 – 2020

The Dudley Unitary Development Plan provides the mechanisms for delivering the aspirations of the Dudley Borough Community Strategy (2005). The aim of the Community Strategy is to set out a vision up until the year 2020 for a prosperous and attractive Borough. The Community Strategy identifies a series of six key priorities, all of equal importance, which together contribute towards an overall vision for a 'Stronger Community'. These are:

- Creating a prosperous borough
- Promoting a sense of well-being and good health for everyone
- Celebrating our heritage and the diversity of local culture
- Safeguarding and improving the environment
- Promoting individual and community learning
- Making Dudley a safe and peaceful place to live.

Progress within each of these priorities will contribute towards the creation of stronger communities and help deliver the national, local and regional objective of sustainable development within the Borough. Planning Obligations secured from new development will also play a significant role in contributing to the priorities identified within the Borough Challenge. It is therefore clear that the Planning Obligations Supplementary Planning Document will have a key role in supporting the aims and objectives of the Community Strategy.

The Council has recently been selected to work as one of the Government's Healthy Towns. Many of the requirements of the SPD contribute towards achieving these objectives.

1.4 Background to Planning Obligations

The following section aims to provide a background to Planning Obligations, firstly setting out **what** they are, **how** they are used and **when** they are needed. It will then look at the role of Conditions Vs Planning Obligations and provide further background as to the

circumstances by which off-site contributions may be sought and how contributions may be pooled. Finally the impact viability issues may have on contributions sought will also be discussed.

What is a Planning Obligation?

As part of the planning process a developer may be required to enter into a legal agreement to provide infrastructure and services on or off the development site where this is not possible to achieve through planning conditions. These agreements are known as Planning Obligations and are a delivery mechanism for the matters that are necessary to make the development acceptable in planning terms.

Such obligations can cover almost any relevant issue, acting as a main instrument for placing restrictions on developers, often requiring them to minimise the impact on the local community and to carry out tasks which will provide community benefits, and can include the payment of sums of money. Planning Obligations can be positive (requiring the covenantor or his/her successors in title to do a specified thing in, on, under or over the land) or negative (restricting the covenantor or his/her successors from developing or using the land in a specified way). (Circular 5/05 Para. A3)

The legal basis for planning obligations is provided by S106 of the Town and Country Planning Act 1990 (as amended by the Compensation Act 1991). Sections 46 and 47 of the Planning and Compulsory Purchase Act 2004 give the Secretary of State the power to make regulations to replace S.106, but the secretary of State has not yet taken these powers.

Government advice on the application and use of planning obligations is set out in Circular 05/2005 'Planning Obligations'. This guidance seeks to ensure that planning obligations are used as effectively as possible.

Section 106 Agreements and Unilateral Undertakings

Planning Obligations can be secured through either a Section 106 Agreement or a Unilateral Undertaking depending on the nature of the development.

Unilateral Undertakings

A Unilateral Undertaking is a simplified version of a planning agreement, which is relatively quick and straightforward to complete, and is entered into by the landowner and any other party with a legal interest in the development site. They can assist in ensuring that planning permissions are granted speedily, which benefits both applicants and the Council.

All residential planning applications for between 1-9 dwellings are required to submit a signed Unilateral Undertaking when the planning application is submitted. They are optional for other Minor developments or Changes of Use where the applicant wishes to enter into a Unilateral Undertaking rather than a S106 Agreement. The Council's requirement for Unilaterals in these instances is in line with Circular 5/05 (Para. B47)."

A Unilateral Undertaking will consist solely of the payment of financial contributions, of one or more of the types described in the template, to be paid prior to commencement of development. Copies of the template Unilateral Undertakings and explanatory notes can be found on the Council's website at;

<http://www.dudley.gov.uk/environment--planning/planning/planning-services/section-106-agreements-and-undertakings>

Pre-Application Advice

The Council is committed to offering pre-application advice. Where a Unilateral Undertaking is required, applicants are advised to include this element in their pre-application discussions, so that the details and level of contribution can be agreed prior to the submission of a planning application. Once this information has been obtained the applicant is required to complete, sign and submit the valid Unilateral Undertaking at the same time as the planning application is submitted. As part of the Unilateral the applicant is required to provide proof of title to the land.

Upon receipt of the submitted Unilateral the Council will assess and determine whether it is valid. If it is invalid then the applicant will be notified and required to submit an amended Undertaking.

PLANNING APPLICATIONS THAT REQUIRE A UNILATERAL UNDERTAKING WILL NOT BE REGISTERED BY THE COUNCIL UNLESS AND UNTIL A VALID UNILATERAL UNDERTAKING HAS BEEN SUBMITTED.

S106 Agreements

Where a planning obligation will not be covered by a Unilateral Undertaking, applicants will still be required to enter into a S106 Agreement. This type of legal agreement will need to be entered into by the applicant, the Council and anyone else who has an interest in the land forming the application site. In exceptional circumstances on larger schemes, it may be possible for S106 Agreements to include phased payments of planning obligations.

A S106 Agreement is normally a more complex type of planning agreement than a Unilateral Undertaking and normally takes longer and is more expensive to complete.

Further information on Unilateral Undertakings and S106 Agreements can be obtained from the Council's website at;

<http://www.dudley.gov.uk/environment--planning/planning/planning-services/section-106-agreements-and-undertakings> or can be obtained from the Council's Principle Planning Obligations Officer on 01384 816816.

Conditions Vs Planning Obligations

In order to exercise control over development, suitable conditions may be imposed on a planning consent. The aim of conditions is to make a proposal acceptable when the only other alternative may have been to refuse it. Conditions can only control the application site itself or adjoining land under the applicants control.

In circumstances where an authority may wish to control the impact of a development, but the desired restrictions go beyond the bounds that conditions cover, the authority may enter into a Section 106 Agreement or Planning Obligation. Planning obligations will only ever be prepared when it is considered that a development will have negative impacts that cannot be dealt with through conditions.

Government guidance on Planning Conditions is set out in Circular 11/1995. The guidance contains a number of policy tests which, if met, make the imposition of a condition preferable to a planning obligation. In addition to this Circular 05/2005 clearly states that the terms of conditions should not be duplicated or re-stated on a planning obligation.

Ways in which planning obligations may be used?

As set out in paragraph B3 of Circular 05/2005 'Planning Obligations', obligations may be used;

- to **prescribe** the nature of development (e.g. by requiring that a given proportion of housing on a site is affordable); or
- to secure a contribution from a developer to **compensate** for loss or damage created by a development (e.g. loss of open space); or
- to **mitigate** a development's impact (e.g. through increased public transport provision).

When they are needed?

The use of planning obligations must be governed by the fundamental principle that planning permission may not be bought or sold.

There are no hard and fast rules about the size or type of development that should attract Planning Obligations. However, government guidance in Circular 05/2005 'Planning Obligations' (Paragraph B5) stipulates that they should only be sought where they meet all of the following tests:

- i. relevant to planning;
- ii. necessary to make the proposed development acceptable in planning terms;
- iii. directly related to the proposed development;
- iv. fairly and reasonably related in scale and kind to the proposed development; and
- v. reasonable in all other respects.

How can they be obtained?

There are four standard methods by which Planning Obligations can be negotiated/obtained – these are as follows;

1. Site by site basis;
2. Use of standard formula/ tariff, e.g. Off site public open space;
3. Provision of area based infrastructure, e.g. where developments occur within close proximity to each other and the cumulative effect will result in the requirement for public realm improvements, the Council may pool contributions from each of the developments to fund improvements in an equitable way, for example improvements to public realm and conservation areas;
4. Strategic infrastructure, e.g. extensions to metro and bus routes.

The Council will negotiate obligations on a proposal by proposal basis starting with the formulae provided by the SPD. Officers will have regard to the resulting total package of obligations sought when considering whether obligations are *"fairly and reasonably related in scale and kind to the proposed development"* (Paragraph B5, Circular 05/2005).

How can they be used?

Government policy and guidance indicates that, wherever possible, planning conditions should be attached to grant of planning permission in preference to the use of obligations. However, it is not always appropriate to deal with certain matters by way of condition, and this is when a planning obligation can be used.

Planning Obligations can be used in the following ways, to:

- a. Restrict the development or use of the land in a specified way;
- b. Require specified operations and activities to be carried out on the land;
- c. Require the land to be used in a specified way;
- d. Require that a sum or sums to be paid to the authority on a specified date or dates or periodically.

They provide a means of ensuring that developers contribute towards the infrastructure and the services that Dudley Metropolitan Borough Council believe necessary to facilitate proposed developments. Contributions may be either in cash or kind and are required from both external developers and internal Council departments, where applicable.

Off Site Provision and Pooled Contributions

Off site provision; On suitable sites provision of affordable housing, open space, community facilities and transport infrastructure etcetera may be provided on-site, subject to agreement by the Council and the developer, i.e. a S.106 agreement or Planning Obligation. However, in some cases on-site provision may not be appropriate. In these

instances the Council may enter into an agreement with the developer for off-site provision of the necessary facilities and/ or infrastructure or seek financial contribution towards off-site provision.

Pooled Contributions; For certain smaller scale developments the contributions raised through planning obligations may not be of a level that could contribute significantly towards improvements in an area. However, if considered cumulatively the contributions raised through smaller scale development may be pooled together to allow the Council to make a single improvement to an area. Similarly for larger infrastructure improvements, including strategic infrastructure projects, contributions may also be pooled so that they can be used more cost effectively. It is important to note that the financial contributions pooled will be ring-fenced to contribute towards the programmes and schemes that have been identified in the relevant planning agreements. Those schemes must be directly related to the proposed development. In the unlikely event that financial contributions secured from developers cannot be spent within the timescale provided for in the agreement, the money will be refunded to the developer.

Impact on viability

If a developer considers that the level of obligations required would render their proposal unviable, then the developer will be expected to provide for the full financial details of the proposal to the Council, in a financial appraisal submitted and signed by an appropriately qualified professional. This will be handled on a confidential basis in recognition of a developers commercial interests. For the Council to consider an “unviable” argument, it will be essential that the developer shares information substantiating this on an open book basis. If there is any disagreement on the financial appraisal the Council will expect the developer to agree to an adjudication by an independent financial body and any costs of the adjudication funded by the developer.

Every proposed development must be assessed against the relevant planning policy, and obligations will only be required where a development would otherwise be unacceptable in planning terms. In these instances the developer will be expected to provide the full cost of meeting the public infrastructure requirements outlined in this SPD. Only in exceptional circumstances would the Council consider a reduction in the full cost. In these cases the public infrastructure requirements may be prioritised in accordance with the Council's policy priorities, in consultation with interested parties. Until such a time as a formal priority mechanism for apportioning a reduced level of Planning Obligation is determined (in accordance with the Council's Objectives and Priorities) then generally the requirements will be apportioned on the ratio or percentage as if there was no reduction in infrastructure.

1.5 Dudley's Approach to Securing Planning Obligations

This section sets out Dudley Council's approach to securing Planning Obligations. This will include looking at the procedures for drafting agreements and dealing with financial contributions and for carrying out monitoring of Planning Obligations.

Process of Securing Planning Obligations

The policies in the Council's Adopted Unitary Development Plan provide the policy framework within which planning obligations will be sought. In addition Supplementary Planning Documents can provide a further more detailed framework for determining what planning obligations will be sought when a planning application is being considered.

Following receipt of a planning application other Council Departments will be consulted (e.g. Highways, Education, Regeneration and Housing amongst others) as well other external service providers and statutory consultees. The planning Case Officer will rely on these other services to identify where there is a need arising from the development for infrastructure and/ or services. The Case Officer will then co-ordinate the responses presented to them by the other Council departments and inform the developer of the requirements made. The developers agreement will then be sought for their inclusion within a S.106 legal agreement. Failure to agree to these services/ infrastructure may well result in the Council refusing planning permission for the development.

Providing the developer agrees to the requirements then the planning application will go to Committee (in accordance with the Council's scheme of delegation) where it will be recommended for approval subject to the prior completion of the S.106 agreement. For smaller developments that still need a similar agreement it may be that the scheme can be approved subject to a planning condition which will not allow any works to commence before a binding agreement has been provided which ensures the provision of the needed services/ infrastructure. In the latter case the developer will still need to provide written confirmation that he/she agrees to provide the services/ infrastructure necessary before the application is determined. Failure to agree to the provision of these services/ infrastructure may well result in the Council refusing the development.

Finally it should be noted that discussions and consultation with regard to Section 106 Agreements will be carried out at pre-application stage to provide developers and the Council with confidence in a proposed scheme.

1.6 Drafting Agreements

Planning agreements will be drafted by the Council's legal services team, or by solicitors acting on the Council's behalf. The SPD will also allow for solicitors acting on behalf of developers to draft agreements following an agreement to this approach on a case by case basis with the Council. Developers will be required to pay the Council's cost in drafting the agreement.

In order to ensure that agreements are dealt with promptly and efficiently as possible developers are encouraged to provide the following information on submission of the planning application:

- evidence of title to the land;
- a draft heads of terms for the agreement and a solicitor's undertaking to pay both the Council's reasonable legal costs; and
- the relevant fee for the Council to manage and monitor the legal agreement.

Developers should also inform the Council immediately of any change in ownership of the application site, as failure to do so can lead to delays in determining the application.

Finally, the Council's legal services team has standard wording to cover affordable housing provision, financial contributions to public open space and play areas and highway works, which should enable standard agreements to be concluded quickly in many cases. Further information can be obtained from the Council's Corporate Litigation team, or from the Principal Planning Obligations Officer.

1.7 Financial Contributions

Contributions could be requested from developers on entering into a section 106 agreement or Unilateral Undertaking. The areas where contributions may be requested are detailed in Part Two of this document and include affordable housing and recreational facilities. The amounts to be paid can include:

- A planning obligation amount as detailed in each individual agreement or Undertaking;
- An agreed amount to cover officer time in preparing and managing the agreement with the developer. Amounts which can be charged for include allowances for legal, engineering and landscape architect input into the agreement or Undertaking;
- An additional charge for the service provided by a dedicated Planning Obligations officer employed by Dudley MBC. The charge for this element will be 10% of the planning application fee or £1,000 whichever is greater (this charge is subject to review and may change).

1.	Where the S106 contributions are below £5000 then a flat rate charge of £250 applies
2.	Where the S106 contributions are between £5000 and £10,000 than a flat rate charge of £500 applies
3.	Where the S106 contributions are above £10,000 then a charge of £1000 or 10% of the planning fee (whichever is the greater) applies.

Table 1 Planning Obligation Monitoring Fees

Trigger for Payment

The developer contribution is payable as defined in the agreement or Unilateral. Potential points when these amounts become payable include:

- On signing the agreement;
- Within 30 days of receiving planning permission (for Unilateral Undertakings);
- On starting development on site;
- When an agreed percentage of the works has been completed; or
- When the development is complete.

Payment

Contributions are payable to Dudley MBC and are banked into Dudley MBC's Receipts Suspense account. Payments can be made by cheque or electronic methods such as BACS

Accounting for the use of these contributions

Individual financial (project) codes are set up by Accountancy Services in order to keep individual balances separate in order to aid monitoring. These contributions must be spent within the timescale defined by the agreement and may be spent in 2 ways:

- Physical improvements (i.e. capital works) – these are allocated by means of officer working groups such as the Greenspace S.106 PIT meeting. This meeting uses a detailed prioritisation mechanism to allocate these funds to sites. These decisions are then reported through to the Council's Cabinet and ratified at Full Council meeting in order to receive member approval. Funds will be allocated to schemes in accordance with the terms of the agreement.
- Maintenance/ establishment works as defined by the agreement

Balances remaining unspent after the defined timescale are paid back to the developer with accrued interest.

1.8 Monitoring

Monitoring of Planning Obligations will be undertaken by Dudley MBC's Planning Obligations Officer to ensure all obligations are complied with, both by the developer and by the Council. The Council will track compliance with each provision contained in a legal agreement as a development proceeds. This will ensure that all services are spending the financial contributions and completing non-financial obligations in accordance with the terms of agreements.

Planning Obligations Monitoring Reports will be presented to the Development Control Committee on an annual basis and will detail-

- Information on the obligations entered into
- Financial contributions received
- Affordable housing negotiated
- Completion of schemes funded from financial contributions

2 Part Two

2.1 Affordable Housing

Policy Background

The justification for requiring obligations in respect of affordable housing is set out in Planning Policy Statement 1 (PPS1) (2005) 'Delivering Sustainable Development', Planning Policy Statement 3 (PPS 3) (November 2006) 'Housing', Policy H5 - Affordable Housing of the Council's Adopted Unitary Development Plan (UDP) (October 05) and the Council's Supplementary Planning Document on 'Affordable Housing' (May 2006).

Trigger for obligation

Affordable housing will be sought on any proposals involving 15 or more dwellings (in accordance with the most recent government guidance in PPS3). On suitable sites the Council will seek 30% of the dwellings as affordable. The Council's preferred option will be to secure **on-site provision**, however, there may be exceptional circumstances where this is not realistic and so off-site provision or a commuted sum, may, in rare circumstances, be appropriate.

What is expected from developers?

It is expected that developers should make early contact with Planning and Housing to discuss the affordable element of any proposed residential developments.

The following will be sought when agreeing obligations in respect of affordable housing:

- Number, type and proportion of units to be provided.
- The standards to be applied to the construction of those units. The Council expects developers to comply with the Council's latest minimum standards for social rented housing.
- The phasing of their provision.
- The location of the units within the site.
- The Registered Social Landlord (RSL) and other agencies to be involved. The Council expects developers to involve Dudley Housing Partnership (DHP) members in bringing forward new schemes in the Borough.
- Any other relevant considerations.

Basis of calculation

Dudley MBC Housing Needs Survey (August 1998) and Housing Needs Survey Re-Analysis (March 2002). A new Housing Needs Survey has been completed for the Council (June 2006). This will be used to inform and guide future policy and may result in revisions in due course. Any revision to the needs analysis may result in a revision to this policy in the SPD.

Further Information

Detailed information relating to Planning Obligations in respect of Affordable Housing can be found in Dudley MBC's Affordable Housing – Supplementary Planning Document (May 2006).

A list of Dudley Housing Partnership (DHP) members is available from the Directorate of Adult Community and Housing Services.

2.2 Economic and Community Development

Policy Background

Economic well being of the residents of Dudley will be achieved when:

- unemployment levels in all areas of the Borough are lower than the England average (and continuing to improve);
- Borough residents have access to and/ or are engaged in training that equips them with skills that are in demand by employers; and
- the employment offers made result in an average weekly earnings rate which is consistently at or above the average for England and our Gross Value Added (GVA)⁽¹⁾ rate is keeping pace with the national average.

The justification for requiring obligations towards achieving economic and community development in the Borough comes from the Urban Regeneration, Community Services and Employment and Economy Chapters of the Unitary Development Plan. These chapters contain several policies which reference the need for development to provide employment opportunities to the benefit of the community.

Dudley Council is looking to secure, through the Planning Obligations process, commitment to;

- A number of local jobs for local people;
- Interventions that can support activities to up-skill local unemployed people of a working age and support them into sustainable employment.

1 GVA (Gross Value Added) is a measure of productivity in an area and shows how much an area contributes towards the UK economy

The focus of resources gained will be the Borough's defined priority areas and groups that are most need. The aim will be to narrow the gap between the most advantaged and disadvantaged areas of the borough and to reach a local working age employment rate of 80%.

Trigger for Obligations

Where appropriate all developments will be encouraged to contribute towards economic and community development through job opportunities using locally sourced labour and materials.

Gaining access to and promoting opportunity:

Dudley has a Construction Initiatives Development Manager who has been successful in negotiating agreements with contractors / developers with respect of training and employment opportunities within their development and or supply chain for the construction stages. This has extended to jobs within the development, where new ones are created. Any assistance in this endeavour, through a planning obligation, that could insist or suggest a role for the developer and its supply chain will be essential to promote the success of this approach.

For larger constructions and commercial development opportunities for local employment and use of local services will be sought.

What is expected from developers?

Developers are encouraged to make early contact with the Planning and the Economic Well Being sections to discuss the development of proposals that can both support and facilitate 'Local Jobs for Local People' initiatives and other such interventions.

For Commercial Developments the Council will look at the need to improve employment rates towards the England average. The Developer will therefore be expected to agree a level of intervention, which will allow unemployed people, living within the Borough, the opportunity to apply for work both in the construction of and end user phase of the Development. This includes:

- A recruitment process that provides equality of opportunity for local unemployed residents.
- The registering of any vacancies that relates to work on or associated with the Development with agencies identified by the Planning Authority. This should be for a period prior to and after completion of the Development.
- Provision of a minimum of 3 working days between registering the vacancy and filling the vacancy.
- Provision to advertise vacancies in local Job Centres, agencies identified by the Planning Authority and in 3 local newspapers nominated by the Council.

- Commitment to work with agencies identified by the Planning Authority for the purpose of identifying and interviewing suitable local unemployed applicants.
- The production of a Sustainable Development Method Statement setting out what measures will be undertaken to achieve the requirements set out above and made available to the Planning Authority.

Further Information

Further detailed information relating to Planning Obligation with respect of Economic and Community Development contributions can be obtained from the Economic Well Being team.

2.3 Education

Policy Background

The justification for requiring obligations in respect of Education Provision is set out in Circular 05/2005 (Para B15), and Policies DD7 'Planning Obligations' and CS3 'Community Facilities' of the Dudley Unitary Development Plan.

The Directorate of Children's Services core function is to ensure that every child has a school place in good quality provision and that their individual needs are met by making sure that they are able to achieve their potential through a quality service in Children's Centres, Nursery, Primary, Secondary and Sixth Form provision. Some children have Educational Needs that cannot be effectively met in local schools, and the Statement of Special Educational Needs for these children will set out that their needs will be met in special schools. In addition to local schools and special schools, there will be Pupil Referral Units at home and hospitals. A broader range of provision is required for increased flexibility in capacity to meet educational needs through out-reach professional support from special schools to local schools.

Trigger for Obligations

Educational Obligations will apply to residential developments if the development is likely to result in the generation of additional pupil numbers in excess of that which local schools can accommodate. In these circumstances a financial contribution for ensuring on-site provision will be required if the size of the development justifies the provision of new educational facilities.

Obligations may be required for both Primary (4 - 11 year olds) and Secondary School (11-18 year olds) facilities. In exceptional circumstances obligations will be sought towards facilities for 0 - 5 year olds and Special Education Facilities.

The following types of residential accommodation will not be subject to Educational Obligations: sheltered housing, rest homes, nursing homes, hostels, student accommodation, one bedroom dwellings and studio flats.

Basis of the Calculation

Basic Need (BN) **cost multipliers** are prepared in August/September as taken from the Department for Education and Skills for the following financial year. These are a cost per pupil for building new accommodation. There is currently one cost multiplier figure for each phase of education (primary, secondary/ post 16) each using different area standards.

The BN cost multipliers are based on the weighted average of two separate multipliers, one for totally new schools and one for extensions to existing schools. Each of these multipliers has two main components – an area per place factor derived from Building Bulletin 98 or 99, and a cost per m² derived from actual tendered projects.

The area and cost factors are multiplied together to give the building cost per place. To this are added percentages to provide for the cost of site works, furniture and equipment and professional fees. VAT and land purchase costs are not covered by the multipliers. The two multipliers are then weighted to reflect the national balance of basic need places provided in new and extension projects and give the published multiplier values. Location adjustments are then applied as above.

Our area assumptions per pupil are standardised on a 1 Form Entry Primary (210 places 5-11) and a 6 Form Entry Secondary school (900 places 11-18)

Calculation

In calculating developers contributions towards Education the Council will take two key factors into consideration, these are the number of units proposed and the number of bedrooms. This calculation allows officers to make a fair calculation of anticipated student yield from a varied mix of developments and gives due to smaller and larger developments. It should be stressed that this model does not include one bedroom/studio developments as statistics show the pupil yield from these obligations to be negligible.

Example:

According to the figures set out in Dudley's Housing Need Survey (2005) a development comprising one hundred 3 bedroom dwellings would yield an average of 35 pupils. Based on the figures this number would be broken down into the following categories;

- 60% or 21 pupils of Primary age (4 -10);
- 40% or 14 pupils of Secondary age (11 – 18);

The cost per school place and specific to Dudley are:

- £9,646 cost per Nursery and Primary School
- £14,739 cost per Secondary School

All Primary schools within a 2-mile radius of the development and all Secondary schools within a 3-mile radius of the proposed development are tabled and their capacities are then scheduled out to ascertain if the development can be absorbed into any surplus

capacity of the local schools, if so then no contribution would be required. However, if there were not enough capacity to accommodate the development then a contribution would be required. The amount is ascertained based on the above data.

Further Information

Further information can be obtained from the Buildings and Estates Manager within the Directorate of Children's Centres, or the Council's Planning Obligations Officer.

2.4 Environmental Protection

Policy Background

The justification for seeking obligations with respect of Environmental Protection principally lies with Policy DD7 'Planning Obligations' of the Dudley Unitary Development Plan. Policies EP7 'Noise Pollution', EP5 'Air Quality' and UR9 'Contaminated Land' also set out the local policy framework for which planning obligations, related to Environmental Protection will be sought.

Trigger for Obligation

Planning Obligations with respect of Environmental Protection should only be used where matters relating to noise, air quality and contaminated land cannot be dealt with through conditions. The following section talks about the triggers for planning obligations with respect of noise emissions, air quality and contaminated land. However it should be noted, when dealing with this subject matter, that conditions will be used wherever possible.

Noise Emissions

It may be necessary to enter into a planning obligation for noise in circumstances where the proposed development is for a sensitive development, i.e. residential, hospital, school, etc and there is an existing industrial use / railway / busy road, etc, located nearby. The planning obligation will be required to enable the developer to undertake works outside the boundary of the development site to reduce noise at source or provide an off site barrier. The purpose of this action will be to effect a reduction in noise at the development site which is sufficient to enable the proposed development to go ahead without adversely affecting the operation of the existing industry while providing an acceptable noise climate at the location of the proposed development.

Conversely, it may be necessary to enter into a planning obligation where a noisy industrial / commercial process is being located close to existing houses or other noise sensitive development. In this case it will enable the developer to provide acoustic treatment to the existing houses/ development and external amenity areas in order to prevent noise from the proposed use adversely affecting the existing residents or occupants of the noise sensitive development.

The trigger for a planning obligation for noise;

The trigger for a planning obligation for noise is normally where the officer considers that there is a noise source which will affect the proposed development and is likely to cause a statutory noise nuisance to proposed future residents or be seriously detrimental to the amenity of the future residents. It is normal practice in such circumstances for the applicant to provide a report to the LPA on noise affecting the development site using BS4142 as guidance. The report should detail the action proposed by the developer to mitigate the noise issues.

Air Quality

A planning obligation for air quality would be entered into where the proposed development is likely to have a detrimental effect on air quality. For example, a new housing estate which is serviced by an already busy road which has air quality problems will place an additional burden on the road through extra traffic movements which is likely in turn to increase concentrations of pollutants in the air. In such circumstances, and particularly as the whole of Dudley Borough was declared as an Air Quality Management Area in 2007, it may be appropriate for the developer to be given permission to develop only where an S.106 agreement can be reached. This could, for example, require the developer to either;

- Undertake specific off site works to help minimise the effect of the development on air quality or to provide monies to the Council for the purchase, installation, operation and maintenance of air quality monitoring equipment, or:
- Provide other assistance or support to enable the Council to implement any necessary monitoring or other actions in pursuit of an Air Quality Action Plan.

Work in Progress

Work is currently in progress by the Council to develop a standardised system for air quality contributions. Once in place this will provide increased clarity on the level of requirements set out within a Planning Obligation and offer fairer evaluation between developments.

Contaminated Land

There are only a few circumstances where it would be necessary for a planning obligation to address contaminated land issues. The first is where the venting/ burning of landfill gas from a landfill site is required to enable a development to proceed and the location of the vent or flare stack was located on land owned by a third party.

The second circumstance relates to proposals which seek to develop only part of a contaminated site. In these situations it may be necessary for the parties involved to enter into a planning obligation to allow offsite works to be undertaken which would prevent the contamination on the undeveloped part of the site from adversely affecting the land which has been remediated. Such measures could include putting in place an impervious membrane or barrier.

Planning Policy Statement 23; Planning and Pollution Control, and particularly paragraph 2.66 of Annex 2, offers advice concerning planning obligations and contaminated land.

“Where it is not appropriate to impose conditions to deal with the issues, planning obligations can provide an effective mechanism to ensure that appropriate measures are taken to deal satisfactorily with contamination. Planning obligations can be particularly useful in ensuring that any necessary offsite treatment works, such as the installation of gas-migration barriers, water treatment or monitoring arrangements are put in place. In doing so, it is important to avoid fragmentation of the site which might prejudice necessary monitoring and maintenance provisions. Planning obligations may restrict the development or use of land or require payments to the LPA, e.g. for ongoing monitoring or maintenance or as a bond to cover the contingency of future action triggered by the monitoring.”

The following paragraphs refer to planning obligations for off-site treatment or works with respect of the installation of gas-barriers and the provision of plant to treat gas or leachate:

Installation of gas- barriers:

The installation of gas-barriers and any associated on-going monitoring requirements may be required in circumstances where the partial development of a contaminated site is proposed. In these circumstances it is important to avoid fragmentation of the site which might prejudice necessary monitoring and maintenance provisions. A planning obligation may be required to help prevent re-contamination of the developed portion of the site and restrict the development or use of land. Alternatively the Council may seek contributions towards the ongoing monitoring or maintenance of the land or as a bond to cover the contingency of future action triggered by the monitoring.

Provision of plant to treat gas or leachate;

Contributions may be required towards the provision of plant to treat gas or leachate originating from contaminated land. This could be in the form of plant to burn flammable gases being discharged from a contaminated site or plant to capture and treat leachate discharge from a contaminated site where the location of the plant is over the boundary of the developed site. Ongoing monitoring issues for the operation of such plant and equipment may also be a consideration of a planning obligation.

Further Information

Further information relating to Planning Obligations with respect of the provision of Environmental Protection can be obtained from the Council’s Environmental Protection team.

2.5 Highway Infrastructure Works

Policy Background

The justification for requiring obligations in respect of highway and infrastructure works is set out in Circular 05/2005 'Planning Obligations' (Para B.15) and Policy DD6 'Access and Transport Infrastructure' of Dudley's Unitary Development Plan.

What is expected from Developers?

Section 278 or 38 Agreements under the Highway Act

Agreement for the private sector funding of trunk road works are made under section 278 of the Highways Act 1990. A developer may enter into a section 278 agreement with the local highway authority for improvement works for local roads. A section 278 agreement is essentially a financial mechanism, not a contract to carry out works.

In addition to the above, a common way of creating new highways is by way of an agreement between developers and the local highway authority, under section 38 of the Highways Act 1980. Section 38 agreements are often made with housing developers, who agree to build up roads to standards laid down by the Highways Authority. In return the Council will agree to adopt the roads and to maintain them thereafter as public highways. However, until a road has been adopted it remains private and the responsibility of the developer/house owners.

If Highway Infrastructure Works are required as a result of development then a S. 106 agreement or Planning Obligation will normally be required to ensure that the planning permission will not be implemented until such time as the land owner or developer has entered into the necessary Planning and Highway Agreements.

Traffic Regulation Orders (TROs)

If the Highway Infrastructure Works result in the introduction of new, or an amendment to an existing TRO, the Council will use its best endeavours to advance and secure a TRO, however, the O is subject to other legislation and therefore its implementation cannot be guaranteed.

If any payment due under any of the provisions of this Agreement is not made on or before the ("due date") the Developer shall pay interest on the payment due of 2% above the base rate for HSBC Bank PLC as at the due date on which the payment of the sum on which interest is payable is made. Furthermore, the Council will require third party insurance liability of £10m and indemnity against all liability claims, demands and expenses under the Land Compensation Act 1973 (Parts I and II) and regulations made under it or the equivalent statutory provisions for the time being in force arising from the Highway Works.

Further Information

Further information with respect of highway infrastructure works can be obtained from the Council's Engineering and Transportation Team.

2.6 Site Specific Measures

Definition

Site specific measures are those obligations required from a particular development which relate specifically to matters not covered through formulae based financial contributions or on site provision. Examples could include:

- Funding of a pedestrian crossing where a residential development is proposed on the opposite side of a heavily trafficked road to the local shops and play facilities.

- Funding of improved public transport facilities where a development generating significant level of trips is proposed on or near a bus route/ railway station. The improvements could include improvements to the bus stop/ railway station, walking/cycling routes, the street environment within which the bus stop / railway station is located, or hardware/ software to enable real-time information to be provided on Showcase Public Transport Routes.
- Funding or provision of other assistance, analysis or support to enable the Council to implement any necessary monitoring or other actions in pursuit of an Air Quality Action Plan. The air quality impacts of a development will be assessed by officers in accordance with national Best Practice Guidance. Issues to be considered will include potential for breaches of the national air quality objectives and EU Limit Values, the impact on any air quality action plan or strategy implementation, overall degradation in local air quality and the increase or introduction of public exposure.
- Funding towards the costs incurred in setting up a Car Club, where a residential development that proposed little or no off street parking is located in an area where there is limited on-street availability.
- Funding towards the cost of long stay coach parking provision from developments such as hotels / stadia/ concert halls that attract significant levels of coach borne visitors.

Generic improvements to access networks will be considered as part of the emerging Local Development Framework (LDF) Core Strategy.

Policy Background

The justification for requiring obligations in respect of Site Specific Measures is set out in Circular 05/2005 (Paras B12 – B16), PPS23 (in relation to Air Quality Issues).

Trigger for Obligation

Site Specific obligations could be applied to any development type, irrespective of size, and consequently there is no trigger below which an obligation will not be required. The obligation must satisfy the policy tests set out in Circular 05/2005 which states that obligations must be "...fairly and reasonably related in scale and kind to the proposed development". Consequently a relatively small development may be required to contribute a proportion of the cost of delivering the obligation rather than being required to fully fund it.

Further Information

Information regarding Showcase Bus Routes and other bus based public transport is contained in the West Midlands Bus Strategy. This can be obtained from the Council's Transport Team The Passenger Transport Executive Centro/ PTA.

2.7 Historic Environment

Policy Background

The justification for requiring planning obligations in respect of the Historic Environment is set out in Circular 05/2005 Planning Obligations (Para B11) and Policy DD7 of the Unitary Development Plan (UDP).

Local Historic Environment policy is also outlined in Dudley's UDP and is expanded upon within the Historic Environment Supplementary Planning Document (SPD). Planning Policy Guidance Notes 15 (Planning and the Historic Environment) and 16 (Archaeology) provide advice on the controls for the protection of historic buildings, conservation areas and archaeological remains.

The overarching aim of the council's Historic Environment policies and SPD are to identify, protect, conserve and enhance the Borough's diverse historic environment and local distinctiveness as a whole. Within this wider context there are buildings, areas, landscapes and features that make an important contribution to local character which must also be conserved and enhanced. In order to assist the local authority in achieving this objective, planning obligations will be sought.

Triggers for planning obligations

Where new development will have an impact on the historic environment, measures will be required to address the impact. Each case is unique; therefore it is not possible to provide general guidance as to what the trigger would be for planning obligations with respect of the historic environment. However it is possible to group the planning obligations which result from impact on the historic environment into two categories, these are:

- Developments impacting upon archaeological/ historical/ architectural assets, i.e. damaging actions.
- Developments impacting upon Landscape Heritage Areas, Castle Hill Special Landscape Heritage Area, Conservation Areas, Buildings of Local Historic Importance, Listed Buildings, Canals, Scheduled Ancient Monuments and other sites of national importance and sites of regional importance (ancient monuments), i.e. location based

What is expected from Developers?

Developers are encouraged to make early contact with the Historic Environment section to discuss:-

- The development of proposals that can both support/ facilitate environmental enhancements to relevant historic environment assets/ areas and secure the relevant 'heritage objective' (see glossary of terms for definition of 'heritage objective').
- Discuss the potential contributions (financial) which will be expected from Developers through the Planning Obligations process to support a range of activities that will identify, protect, conserve and/or enhance the historic environment

The role for Planning Obligations

In order to secure the relevant 'heritage objective' the types of planning obligations that may be used by the local authority in respect of the historic environment fall into three broad categories: -

1. To require the carrying out of specific operations or activities to a historic asset;
2. To require a sum or sums of money to be paid towards the cost of the carrying out specific operations or activities to an historic asset; and
3. To restrict the development or use of the land until the identified 'heritage objective' has been met.

Planning applications which are close to certain types of historic asset (e.g. Canals, publicly owned Listed or Locally Listed Buildings etc), or that directly impact upon or fall within a historic asset may present an opportunity to ask a developer to either carry out specific improvement works or to set aside a commuted sum of money.

Types of Planning Contribution

The type of contributions or specific operations or activities likely to be required for the Borough's historic assets are as follows:

- Contribution towards the repair, restoration or maintenance of an historic asset.
- Contribute towards improved signage to and from an historic asset
- Contribute towards the provision of Interpretation panels/ material illustrating the history of an historic asset. *(Please note that where proposed development directly involves sites of historic or local interest (e.g. canal side development, or sites that contain listed or locally listed buildings) developers will be expected to make full use of this historic asset as an information resource and as such, new development will be expected to be accompanied by relevant interpretation material of the historical and archaeological background of the historical asset).*
- To contribute towards environmental improvements of an historic asset e.g. Public realm improvements in a conservation area.
- Contribute towards better understanding, education and research of an archaeological site or resources that have not only wider community benefits but an identifiable relationship/ connection with the development concerned e.g. contribution towards post-excavation costs for Dudley Castle excavation.

The above list is by no means exhaustive but provides some indication of how the planning obligations may be used. The type of agreements and level of contribution will be assessed on a case-by-case basis.

Further information

For further detailed information relating to Planning Obligations with respect of Historic Environment, or to discuss the implications for your proposed development please contact the Historic Environment team.

2.8 Libraries

Policy Background

The justification for seeking obligations in respect of Library Facilities is set out in Circular 05/2005 (Para B15) and Unitary Development Plan Policies DD4 'Development in Residential Areas', DD7 'Planning Obligations' and CS3 'Community Facilities'.

The Department of Culture Media and Sport sets out Public Library Standards which all authorities are required to meet. The Government identified libraries as key players in the regeneration of communities in their document "Framework for the Future" published in 2003 which outlined their priorities for libraries over the next 10 years.

Dudley Library Service

To support the priorities for Libraries mentioned above the Government has laid down a set of standards that public libraries should achieve. Dudley Library Service meets some but not all of the standards. The key standards not met are:

- Opening hours per 1000 population
- Additions to stock per 1000 population.

Dudley Library Service is rated 11th in a comparison with 15 other similar metropolitan authorities for the above standards.

The Library Service is provided through a network of 18 libraries within Dudley. In addition there is a home library service for housebound members of the public and a service to residential homes for the elderly. The Library Service also has some 150 public access computers which form part of the "People's Network" providing e-access & leisure, learning and information for the public.

Any new residential development in Dudley will create additional demand for library services and impact on the Service's ability to maintain existing standards.

Trigger for Obligation

Library Facilities Obligations will apply to all new residential development providing 1 additional dwelling including conversions and change of use.

Basis of the Calculation

The following bullet points set out the basis for the calculations of library contributions:

- Build costs for Library Floor Space:

Build costs for provision of library floor space for the West Midlands Region is £2,966m².

- Dudley Library floorspace/ 1000 population

The average library floorspace per 1000 population in Dudley is 20.8m².

- Additional Stock

Public library standards require 216 items of stock per 1000 population. The average (discounted) cost of a book is £8.68, therefore stock per 1000 population of 216 books is £8,680.

- Public Access Computers

Public Library standards indicate a target of 6 public access computers per 10,000 population or 0.6 per 1000 population. The average cost of installing a public access computer is £750 with an additional £250 for security. Therefore the cost per 1000 population is £600.

Table 1 Cost per 1000 population

Build Costs	£61,693
Additional Stock	£8,680
Extra public access computers	£600
Total	£70,973

An average occupancy of 2.43 persons per unit of accommodation will be used.

Table 2 Example: Proposal for 30 dwellings in Stourbridge

Number of persons:	30 x 2.43 = 72.9
Library contribution:	72.9/1000 x £70,973 = £5,173.93

Further Information

Further information relating to Planning Obligations with respect of the provision of Library Facilities can be obtained from the Council Library Service and/ or the Principal Planning Obligations Officer.

2.9 Nature Conservation

Policy Background

The justification for requiring obligations with respect of Nature Conservation is set out in Circular 05/2005 (Paras B15 and B16), PPS9, RSS, Policies, QE7 and QE10, along with policies DD7, DD10, DD11 and DD12 of the UDP. Furthermore the Nature Conservation chapter of the UDP and the Nature Conservation Supplementary Planning Document contain a number of references to circumstances whereby planning obligations may address the impacts of new development.

Nature Conservation planning obligations can usually be placed into four categories, these are: avoidance, mitigation, compensation and enhancement. These are defined by the Office for the Deputy Prime Minister (ODPM) in Biodiversity and Geological Conservation – A Guide to Good Practice as:

- **Avoidance:** measures taken to avoid adverse impacts of change, such as locating a development away from areas of ecological interest.
- **Mitigation:** measures undertaken to limit or reduce adverse effects resulting from development or other change taking place including modifications, deletions or additions to the design of the development, adaption of methods or timing or adjustments in the nature, scale or location of the project.
- **Compensation:** measures to offset or make up for losses caused as a result of development or other change, including residual adverse effects which cannot or may not be entirely mitigated.
- **Enhancement:** measures to increase the quality, quantity, net value or importance of biodiversity or geological interest.

Both avoidance and mitigation are usually very site and development specific and are considered on this basis. It is not possible to provide general guidelines on these two aspects. The Nature Conservation Officer should be consulted for further information.

Harm to the Nature Conservation value of a site will be resisted by planning policy. Avoidance and mitigation measures should be used to neutralise the negative impacts of a development. However in exceptional circumstances, where damage is permitted, and full avoidance and mitigation would not be possible, compensation will be required to balance the resultant loss.

All developments, over a minimum threshold, will be required to provide nature conservation enhancements to improve the borough's environment.

Nature Conservation Compensation

Compensation will normally involve onsite works, however in some circumstances offsite contributions may be considered. The character and scope of these works and/ or contributions will be based on the specific negative impacts created by the development. The Nature Conservation Officer should be consulted for further information.

Where a designated nature conservation site is harmed and both avoidance and mitigation measures will not fully neutralise the impacts, the calculation set out below will be used to determine the level of compensation required.

Calculation of Contribution

The level of this planning obligation will be based on the following general rules, however the actual amount will depend on the level of impact the development creates. These should be carried out either on the development site or in a location strategic for nature conservation. The following methods of compensation are listed in order of preference:

- Creation and establishment (min. 15 years) of an equivalent size of new habitat, to an appropriate quality.

Or

- Provision and establishment (min. 15 years) of significant restoration works, twice the area of that lost.

Prioritisation of delivery

1. Buffering designated nature conservation sites.
2. Creating/ Strengthening strategic wildlife corridors.
3. Creation of site/ features to progress the Birmingham and Black Country Biodiversity Action Plan and/or the Black Country Geodiversity Action Plan.

Nature Conservation Enhancement

All developments of 1 dwelling and above or non-residential schemes over 100m², will be required to provide nature conservation enhancements to improve the borough's environment.

Enhancement is required to improve the overall natural environment of Dudley Borough. It is in addition to any mitigation or compensatory actions which need to be undertaken as part of a planning permission. Enhancements should normally be provided on-site, particularly in key areas (i.e. Linear Open Space, adjacent to designated nature conservation sites or in Biodiversity Action Plan or Geodiversity Action Plan priority nature conservation areas). However in circumstances where on-site provision is not possible, a financial contribution will be required to provide off-site enhancements in strategic areas. Whether on-site or off-site, nature conservation enhancements should be considered as part of the initial design of the proposal, and in discussion with the Nature Conservation Officer. The aim of these enhancements should be to maximise benefits for the nature conservation value of the site.

The contribution should be used to cover the creation of the habitats/features and not be expected to cover ongoing establishment or maintenance. The enhancements should be maintained for the life of the development.

Calculation of Contribution

To ensure the contribution is proportionate to the development, the enhancement contribution is based on the size of the development:

Contribution = £0.50p x (Total area of development in sq. m – Area of existing semi-natural vegetation remaining on site in sq. m following development)

This contribution will be amended over time to take into account inflation and requirements of nature conservation enhancements.

Prioritisation of delivery

1. Buffering designated nature conservation sites.
2. Creating/ Strengthening strategic wildlife corridors.
3. Creation of site/ features to progress the Birmingham and Black Country Biodiversity Action Plan and/or the Black Country Geodiversity Action Plan.

The following examples demonstrate the basic principles of calculating and using Nature Conservation Enhancement planning contributions. Further guidance is provided in [2 'Nature Conservation'](#) .

Example 1 : Industrial Development

A development of two industrial units has a total area of 9,000m². There is a 10m wooded strip along the canal which borders the site which will be retained. This totals 1,000m².

The calculation for this development is as follows:

$$9,000\text{m}^2 - 1000\text{m}^2 = 8,000\text{m}^2$$

$$8,000 \times £0.5 = £4,000$$

This sum of £4,000 was spent on improvements to the canal bank on site which benefited Biodiversity Action Plan priority species including water vole and bats.

Example 2: Residential Development

A former industrial site is to be converted to housing. The site will contain 90 dwellings and covers 18,000m². It is not near a designated nature conservation site or in a Linear Open Space and has no semi natural vegetation on site.

The calculation for this development is as follows:

$$18,000 \times \text{£}0.5 = \text{£}9,000$$

The developer created an educational geological exposure as part of its onsite open space which cost £2,000. The remaining £7,000 was given as an offsite contribution which created new wildlife habitat next to a wildlife corridor.

Example 3 : Residential Development

A public house was redeveloped into housing. The site will contain 14 dwellings and covers 4,500m². It is not near a designated nature conservation site or in a Linear Open Space and has no semi natural vegetation on site.

The calculation for this development is as follows:

$$4,500 \times \text{£}0.5 = \text{£}2,250$$

The developer chose to provide all of this as an offsite contribution. This was spent on digging ponds on a designated nature conservation site.

Further Information

Further detailed information relating to Planning Obligations with respect of Nature Conservation can be found from the following Dudley MBC sources:

- 2 'Nature Conservation' within this document
- Nature Conservation Planning Policy webpage
- Nature Conservation Supplementary Planning Document
- Nature Conservation Officer within the Planning Policy team

2.10 Open Space, Sport and Recreation

Policy Background

The justification for requiring obligations in respect of open space, sport and recreation, which is taken to include Public Open Space (including Municipal Parks), Children's Play and Playing Fields, is set out in Circular 05/2005 (Para B15, B18 & B20), PPG17 and Policies DD8, LR2, LR3 and LR4 of the Unitary Development Plan.

The Council has also produced a Supplementary Planning Document (SPD) on Open Space, Sport and Recreation Provision, which includes a detailed assessment of the following:

- Consideration of whether an on-site or off-site contribution is required;
- Criteria used by the Council to help identify where to spend a particular Section 106 commuted sum for off-site public open space and play area improvements; and
- Calculation of commuted sum payments for cost of set up and maintenance of the open space and play equipment.

Triggers for the Obligations

Off Site Contributions

Schemes from 1 to 79 residential units (which are not considered by the Council as major residential sites). The Council will require the provision of commuted sums for children's play & open space provision as an alternative to on site provision unless the applicant can demonstrate that provision is better made by onsite provision in accordance with the criteria set out in the adopted Supplementary Planning Document for Open Space, Sport and Recreation.

On Site Contributions

Schemes of 80 residential units and above (which are considered by the Council as major residential sites). On such sites the Council will explore the requirement of on-site public open space provision within the residential layout. Each proposal site will be assessed by the Council, on a case-by-case basis, based on its individual planning merits.

Playfield Contributions

Will be determined on the overriding priorities in the local area on a site by site basis.

What is expected from developers

The following list sets out the calculations of commuted sums payments for open space, sport and recreation in terms of set up costs and maintenance charges. Contributions will relate to local needs and will seek to address the priorities identified for particular areas, i.e. in respect of Public Open Space, Children's Play or Playing Fields. The below costing figures apply from the 13th June 2007, which is the date when the Open Space, Sport and Recreation Provision SPD was adopted. The cost of maintenance and provision is:-

Table 3 Cost of Maintenance Provision

Public Open Space:	Maintenance – £46.67 per dwelling per annum (pa). Set up - £484.71 per dwelling
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	(Please note that the Council require a 15 year maintenance sum. Therefore all the “maintenance” costings figures referred to throughout this table will need to be multiplied by 15)
Children’s Play:	Maintenance – £37.78 x bed space (pa), minus £284.92 where this is greater than zero Set up – (£659.79 x bed space) plus £298.39 where this is greater than zero. NB: The minus figure allows the equation to be applied to all developments where the resultant contribution to be made by the developer is greater than zero.
Playing Field:	Maintenance – £31.11 per dwelling per annum (pa) Set up - £950.35 per dwelling

Costs for maintenance and set up will be reviewed annually in line with inflation and calculated based, initially, on an assumption of 2.43 persons per dwelling. Maintenance payments will be to cover a period of 15 years after construction. Full justification of costs for provision of Open Space, Children's Play and Playing Fields is set out in Chapter 11 of the Open Space, Sport and Recreation SPD.

It is also acceptable for developers not only to deliver on-site open space and play provision, but also to maintain it through a management company. However if a developer does opt to pursue this option they will be expected to provide detail via a ‘Landscape Design Method Statement’. The Council’s requirements for such a statement are set out in the Open Space, Sport and Recreation SPD and should also include consideration of planning guidance for nature conservation, the historic environment and site specific guidance.

Where necessary, commuted sums from developers will be pooled into a ‘ring fenced’ fund, this will be used in the local area within a 10 year period. When sufficient contributions have accrued, it will be used to provide appropriate local facilities, based on deficiencies, needs, requirements and priorities identified.

Basis for calculations

Residential development

Requirements for childrens’ play and open space (construction and establishment) are calculated on a formula basis, which is set out in the Open Space, Sport and Recreation Provision SPD. These formulae are derived from an evidence base of true implementation costs which has been prepared by the Council. Provision is made for an annual uplift in costs on an annual basis to allow an inflationary allowance. The formulae provide either for a quantitative provision in event of the developer providing facilities directly, or for a commuted sum equivalent.

Where facilities are to be provided directly by the developer, qualitative standards and guidance are set out in the Open Space, Sport and Recreation Provision SPD.

Further information

Detailed information relating to Planning Obligations in respect of Open Space, Sport and Recreation can be found in the 'Open Space, Sport and Recreation Provision' SPD or by contacting the Planning Policy or the Design and Projects teams.

2.11 Public Art

Policy Background

The justification for requiring obligations in respect of Public Art is set out in the Council Public Art Strategy and Policy DD9 'Public Art' of the Dudley Unitary Development Plan (2005).

The Public Art Strategy provides a definition for public art, outlines how public art relates to the Council's corporate agenda and sets out the various commissioning and delivery mechanisms used by the Council to pursue and develop its approach to public art. It also sets objectives for future development. The strategy states that:

"The Council will normally seek to negotiate the allocation of at least one-percent of design and development costs to the integrated provision of public art as part of the development. In all instances, however, the Council will seek to negotiate a percentage of cost which is constant which is consistent with the practical achievement of a significant public art product".

When negotiating the requirement for public art, it should be noted that it is often best delivered as an integral part of built features, for example floorspaces, street furniture and buildings rather than as freestanding installations.

Triggers for the Obligations

Residential Development

Obligations will be sought for developments of 10 or more dwellings or, where this is unknown, the site area of 0.5 hectares or more.

Other Developments

In other cases obligations will be sought where the floorspace to be created exceeds 1,000 square metres (gross) or the site area is 1 hectare or more.

What is expected from developers

The Council will normally seek to negotiate the allocation of at least 1% of design and development costs to the integrated provision of public art as part of the development. In all instances, however, the Council will seek to negotiate a percentage of cost which is consistent with the practical achievement of a significant public art product. This may

be provided directly by the developer as an integral part of the development, or by way of a commuted sum to be spent on providing public art in close proximity to the development making a contribution.

Further information

Detailed information relating to Planning Obligations in respect of Public Art can be obtained by contacting the Council's Design and Projects team.

2.12 Public Realm

Policy Background

The justification for requiring obligations in respect of Public Realm is set out in Circular 05/2005 (Para B15) and the Design and Development and Town Centre chapters of the Dudley Unitary Development Plan (2005). Accommodating public realm improvements is necessary to ensure that the Council can achieve its aims of delivering sustainable development in the Borough, in particular in its town, district and local centres.

Of further relevance is the Dudley Area Development Framework, adopted as Supplementary Planning Guidance in December (2005), Lye District Centre Action Plan, adopted as Supplementary Planning Guidance July (2004), and Conservation Area Character Appraisals and Management Plans.

Triggers for the Obligations

A contribution towards public realm enhancements is required when the development falls into any one of the following three categories:

1. Development within centres and sites falling within designated Area Development Frameworks/ Action Plans

Contributions towards public realm enhancements will be sought from developments that fall within a priority location, i.e. one of the Borough's designated centres (as set out under Policy CR1 'Hierarchy of Centres') or within the scope of an adopted Area Development Framework/ Area Action Plan.

2. Residential inc. 1 or more new dwellings

Public realm obligations will apply to all new residential developments across the Borough providing 1 or more additional dwellings, including conversions and changes of use.

3. Other Developments

Contributions will be required for sites within, or within 400m, of centres where the floorspace to be created exceeds 100 square metres (gross) or where the site area is 0.1 hectare or more.

What is expected from developers

There are 3 town centres, 4 district centres and 13 local centres in the Dudley Borough where existing and new residents will be encouraged to shop to meet their daily needs. The Council seeks to improve the quality of the public realm in these centres to encourage their greatest possible use, hence minimising unsustainable journeys to further shopping and service centres. Where a centre is also designated as a Conservation area particular priority will be afforded to public realm improvements in line with the relevant adopted Conservation Area Character Appraisal and Management Proposals document.

Assessment of Public Realm Area

Based upon the survey work undertaken in Dudley and Lye the total area of public realm in the 20 centres is some 334,000 sq m. On suitable sites, new development within these centres will be expected to contribute towards improvements in the public realm.

Within the town centres identified within the Unitary Development Plan the split between new residential and commercial development is expected to be in the region of 60% residential and 40% commercial. Therefore, for the 136,000 sq m of public realm identified within the town centres there would be a split of 81,600 sq m for the residential split and 54,000 sq m for commercial.

Based upon the Lye District Centre Action Plan, where the boundaries are more tightly drawn around the retail core than in the main centres, a 50/50 split between new commercial and residential development is considered more appropriate. Therefore the 198,000 sq m of public realm identified for district and local centres is split down into 99,000 sq m for the residential development and 99,000 sq m for commercial development.

Based on the above calculations the total area of public realm improvements that will be funded from residential development will be 180,600 sq m (i.e. 81,600 + 99,000), the remaining 153,400 sq m funded will be from commercial development. The Council will normally require off-site financial contributions in lieu of on-site provision as set out below. However for certain developments, in particular those within centres, it may be more appropriate to incorporate public realm improvements on-site within the development rather than taking an off-site contribution.

Cost of Public Realm -Residential

The existing residents of Dudley contribute towards public realm improvements through Council Tax on their dwelling. To mitigate the effects of new residents on the existing public realm it is expected that each new dwelling will pay a sum of money based upon the establishment, maintenance and improvement of public realm.

There were 132,023 dwellings in Dudley as of 31st March 2008. The Annual Monitoring Report (AMR) has a projected net completion rate of 824 dwellings per annum up to 2011⁽²⁾ The time period sought for future maintenance of public open space is 15 years and this timescale will be used for the provision of new public realm.

Using this 15 year timescale 8,802 existing dwellings (132,023/15) will contribute annually towards the establishment and maintenance of public realm. Taking into account the projected net completion rate of 824 new dwellings per annum this figure is raised to 9,626 dwelling. Therefore an annual residential public realm contribution is required from 9,626 dwellings.

Using the recent figures from private contractors tendering for public realm improvement works the implementation costs are £305 per sq m. The annual maintenance costs are £4.31 per year which equates to £64.65 for a 15 year maintenance period, giving a total of £369.65 per sq m.

Calculation of contributions;

Using the 15 year time frame, it is the aim that each year 12,040 sq m of public realm will be improved from residential funding (i.e. 180,600/15). The cost will be £4,450,586 (i.e. 12,040 x £369.65). Each dwelling, both existing and proposed (9,626) will fund public realm improvements, a cost of £462.35 per dwelling (i.e. £4,450,586/ 9,626).

Cost of Public Realm-Commercial

There is an estimated 1,324,458 sq m of floorspace within the 20 centres as at 1st January 2009. Analysis of past trends demonstrates that there is an average annual completion rate of 18,585 sq m of floor space within the 20 centres. The time period sought for future maintenance of public open space is 15 years and this timescale will be used for the provision of new public realm.

Using the 15 year timescale 88,297 sq m of existing floor space (1,324,458/15) will contribute annually towards the establishment and maintenance of public realm. Taking into account the average annual completion rate of 18,585 sq m this figure is raised to 106,882 sq.m. Therefore annual commercial public realm contribution is required from 106,882 sq m floorspace.

Using the recent figures from private contractors tendering for public realm improvement works the implementation costs are £305 per sq m. The annual maintenance costs are £4.31 per year which equates to £64.65 for a 15 year maintenance period, giving a total of £369.65 per sq m.

Calculation of Contributions

2 Please note that the 2008 projections may be subject to change on the production of subsequent Annual Monitoring Reports. In this event the calculations in this document will be updated accordingly.

Using the 15 year time frame, it is the aim that each year 10,226 sq m of public realm will be improved from commercial funding (i.e. 153,400/15). The cost will be £3,780,040.90 (i.e. 10,226 x £369.65). Each sq m of commercial floorspace, both existing and proposed (106,882 sq.m) will fund public realm improvements, a cost of 35.37 per sq m floorspace (£3,780,040.90/106,882)

Contributions will be put into a ring fenced fund where monies will be pooled to be spent on improving the public realm in the closest centres where the future occupiers would reasonably be expected to regularly visit.

Further Information

Detailed information relating to Planning Obligations in respect of Public Realm Improvements can be obtained by contacting the Design and Projects team.

2.13 Transport Infrastructure Improvements

Transport Infrastructure Improvements

Policy Context

The justification for requiring obligations in respect of Transport Infrastructure Improvements is set out in Circular 05/2005 (Para B15). The Access and Movement Chapter of the UDP and the Parking Standards and Travel Plans SPD also contain a number of policies/ references to the need for Transport Infrastructure Improvements. Accommodating growth in transportation infrastructure is also a key part of the planning responsibilities of the Council in sustaining its communities and is set out in Planning Policy Statement 1 (PPS1) "Delivering Sustainable Development".

Trigger for obligation

Contributions towards transport infrastructure improvements in the Borough will be sought on any developments that generate a net increase in the number of trips from a site.

What is expected from the developer

The following paragraphs set out in stages the methodology which the Council will use to determine what is expected from developers in terms of contributions towards new transport infrastructure in the Borough.

The basic formula for the calculation is:

No. Dwellings/ Gross Floorspace x Additional Trip Rate for that land use x Cost per trip

Calculation of Additional Trip rates

In order to determine the additional number of trips that are generated by a development it is necessary to calculate the trip generation of both the existing use and of the proposed use. The developer contribution will only be sought where there are additional trips generated as a result of the development.

For larger developments robust and detailed evidence on existing and proposed trip generation should be submitted as part of the Transport Assessment (TA). The Parking Standards and Travel Plans SPD sets out the thresholds for when a TA is required to be submitted, and is summarised in Table 1 below:

For smaller developments which fall under the threshold of requiring a Transport Statement or Transport Assessment the figures in Table 1 are used as a basis to estimate the trip rates for different types of developments. The trip rates for the land uses shown in the Table are derived from the nationally recognised TRICS Dataset. The TRICS Database was interrogated to provide average trips rates for each of the land use categories over the operational day of the development (7:00am to 7:00pm), up to the level where a transport statement is required. The trip rates will be updated by the Council on an annual basis.

These average trip rates were then subject to a discount to take account of pass-by trips from vehicles which were already on the highway network and linked trips by vehicles visiting more than one destination. The discount factors were derived from research undertaken by the TRICS Consortium and varied between 5% & 60% dependant on the land use and its individual travel patterns. These factors were applied to all non-residential land uses to give the net trip rate.

A developer may seek a reduction in additional trip rate generation arising from the development by providing robust and detailed evidence, subject to the satisfaction of the Council. For proposed developments where the existing or proposed use does not fall within any of the categories within the following Table, applicants are encouraged to contact the Highways Section of the Council on 01384 815457 to discuss the potential impact of the development.

Estimation of Trip Rates for Developments not requiring a Transport Assessment

Planning Use Class	Range	Net Trip Rate	Units	Transport Statement Required	Transport Assessment and Travel Plan Required
A1 food superstore (inc. discount retailers)	0 to 249 sq.m	1.056	per sq.m (Gfa)	250 to 799 sq.m	800 sq.m and above
A1 food convenience store	0 to 249 sq.m	0.690	per sq.m (Gfa)	250 to 799 sq.m	800 sq.m and above
A1 Non food non-bulky items (e.g. clothes, books)	0 to 799 sq.m	0.21	per sq.m (Gfa)	799 to 1499 sq.m	1500 sq.m and above
A1 Non food bulky items (e.g. white goods)	0 to 799 sq.m	0.45	per sq.m (Gfa)	799 to 1499 sq.m	1500 sq.m and above
A2 professional services	0 to 999 sq.m	0.057	per sq.m (Gfa)	1000 to 2499 sq.m	2500 sq.m and above
A3 Restaurant	0 to 299 sq.m	0.328	per sq.m (Gfa)	300 to 2499 sq.m	2500 sq.m and above
A4 Public House	0 to 299 sq.m	0.416	per sq.m (Gfa)	300 to 599 sq.m	600 sq.m and above
A5 Hot food Takeaway	0 to 249 sq.m	0.925	per sq.m (Gfa)	250 to 499 sq.m	500 sq.m and above
A5 Hot food Takeaway Drivethru	0 to 249 sq.m	2.020	per sq.m (Gfa)	250 to 499 sq.m	500 sq.m and above

Planning Use Class	Range	Net Trip Rate	Units	Transport Statement Required	Transport Assessment and Travel Plan Required
B1 (a) Office	0 to 1499 sq.m	0.102	per sq.m (Gfa)	1500 to 2499 sq.m	2500 sq.m and above
B1 (b & c) Light Industrial	0 to 1499 sq.m	0.082	per sq.m (Gfa)	1500 to 2499 sq.m	2500 sq.m and above
B2 Industrial	0 to 2499 sq.m	0.086	per sq.m (Gfa)	2500 to 3999 sq.m	4000 sq.m and above
B2 extension to existing Industrial Units already greater than 4000 sq m	0 to 2499 sq.m	0.029	per sq.m (Gfa)	2500 to 3999 sq.m	4000 sq.m and above
B8 Storage	0 to 2999 sq.m	0.037	per sq.m (Gfa)	3000 to 4999 sq.m	5000 sq.m and above
B8 Distribution Centre	0 to 2999 sq.m	0.152	per sq.m (Gfa)	3000 to 4999 sq.m	5000 sq.m and above
C1 Hotels	0 to 74 bedrooms	2.924	per bed	75 to 99 bedrooms	100 bedrooms and above
C1 Hotels with bar and restaurant	0 to 74 bedrooms	21.510	per bed	75 to 99 bedrooms	100 bedrooms and above

Planning Use Class	Range	Net Trip Rate	Units	Transport Statement Required	Transport Assessment and Travel Plan Required
C2 Institutional Hostels	0 to 249 residents	0.917	per resident	250 to 399 residents	400 residents and above
C2 Sheltered Housing	0 to 249 residents	1.955	per household	250 to 399 residents	400 residents and above
C2 Nursing Home	0 to 29 beds	1.872	per resident	30 to 49 beds	50 beds and above
C3 Houses	0 to 49 units	6.500	per dwelling	50 to 79 units	80 units and above
C3 Flats	0 to 49 units	2.950	per dwelling	50 to 79 units	80 units and above
D1 General Hospital	0 to 499 sq.m	0.171	per sq.m (Gfa)	500 to 999 sq.m	1000 sq.m and above
D1 Clinic	0 to 499 sq.m	0.315	per sq.m (Gfa)	500 to 999 sq.m	1000 sq.m and above
D1 Doctors	0 to 499 sq.m	60.300	per doctor	500 to 999 sq.m	1000 sq.m and above
D1 Dentist	0 to 499 sq.m	0.284	per sq.m (Gfa)	500 to 999 sq.m	1000 sq.m and above
D1 Primary School	0 to 499 sq.m	0.720	per pupil	500 to 999 sq.m	1000 sq.m and above
D1 Secondary School	0 to 499 sq.m	0.474	per pupil	500 to 999 sq.m	1000 sq.m and above
D1 Residential School	0 to 499 sq.m	0.800	per pupil	500 to 999 sq.m	1000 sq.m and above

Planning Use Class	Range	Net Trip Rate	Units	Transport Statement Required	Transport Assessment and Travel Plan Required
D1 Nursery	0 to 499 sq.m	0.230	per sq.m (Gfa)	500 to 999 sq.m	1000 sq.m and above
D2 Cinema	0 to 499 sq.m	1.080	per seat	500 to 1499 sq.m	1500 sq.m and above
D2 Bowling Alley	0 to 499 sq.m	0.180	per sq.m (Gfa)	500 to 1499 sq.m	1500 sq.m and above
D2 Bingo Hall	0 to 499 sq.m	0.561	per seat	500 to 1499 sq.m	1500 sq.m and above
D2 Art Gallery Museum Exhibitions	0 to 499 sq.m	0.436	per sq.m (Gfa)	500 to 1499 sq.m	1500 sq.m and above
D2 Fitness Club/Leisure Centre	0 to 499 sq.m	0.276	per sq.m (Gfa)	500 to 1499 sq.m	1500 sq.m and above
D2 5 a side pitches	0 to 1 pitch	55.100	per pitch	-	2 ptches and above
D2 Community Centre	0 to 499 sq.m	0.216	per sq.m (Gfa)	500 to 1499 sq.m	1500 sq.m and above
D2 Casino	0 to 499 sq.m	0.135	per sq.m (Gfa)	500 to 1499 sq.m	1500 sq.m and above
D2 Play Centres (Play Barns)	0 to 499 sq.m	0.143	per sq.m (Gfa)	500 to 1499 sq.m	1500 sq.m and above
D2 Library	0 to 499 sq.m	0.380	per sq.m (Gfa)	500 to 1499 sq.m	1500 sq.m and above
D2 Theatre	0 to 499 sq.m	0.187	per seat	500 to 1499 sq.m	1500 sq.m and above
D2 Driving Range	0 to 24 ranges	11.148	per tee	25 ranges to 49 ranges	50 ranges and above

Calculation of Cost per Trip

The Dudley Transport Strategy has been formally adopted by the Council and is based on national, regional and local transport policies and the West Midlands Local Transport Plan. The Strategy takes into consideration the existing and forecast transport demands and network performance, and a number of challenges facing transport in Dudley today and in the future. The purpose of the Transport Infrastructure Improvements planning obligations is to contribute towards delivery of the following objectives of the Dudley Transport Strategy:

Heading	Main Transport Strategy Objectives
Major Scheme Improvements	DTS 1,2,4
Minor Improvements	DTS 1,2
Local Safety Schemes	DTS 1
Public Transport	DTS 3,4,5
Vulnerable Users	DTS 2,3
Highways Efficiency	DTS 1,11
Regeneration	DTS 1,5,7

DTS1 To support regeneration by maximising network capacity and the efficient use of existing infrastructure by developing and implementing improvements, including:

- A. Targeted physical improvements at congestion hotspots;
- B. Priority Investment Corridors with improved parking control and enforcement;
- C. Quick Wins. (Quick wins are directed at providing rapid, mainly small scale and cost effective highway initiatives to increase network capacity at congestion hotspots across the Borough.

DTS2 To continue to improve safety of the Borough's transport networks by;

- A. Continuing to investigate and analyse the causes of road traffic collisions;
- B. Continuing to implement programmes of Local Safety Schemes;
- C. Continuing to implement programmes of Safer Routes to School Initiatives;
- D. Education, training and road safety awareness programmes;
- E. Working with the West Midlands Road Safety Partnership to introduce traffic enforcement and West Midlands wide education, training and publicity.

DTS 3 To increase the emphasis on promoting sustainable transport by;

- A. Investing more heavily in developing Smarter Choices Initiatives
- B. Accessibility Planning activities
- C. Continuing to implement improvements to walking and cycling networks, routes and facilities

DTS 4 To continue to work closely with West Midland partners, particularly Centro and Westfield, to promote and deliver Rapid Transit between Wednesbury and Brierley Hill, or the implementation of improvements to public transport of equal quality and attractiveness to the proposed metro extension;

DTS 5 To work more closely with Centro (and bus/train operators) on developing and delivering bus and rail infrastructure and service enhancements, including;

- A. Bus Showcase improvements, both route based and targeted investment.
- B. Development of Punctuality Improvement Partnerships
- C. Improved public transport interchange facilities

DTS 7 To improve the transport evidence base and improve the assessment of transport investment choices through a programme of corridor transport studies/ area studies focusing on the Brierley Hill Strategic Centre and Key Priority Investment Corridors.

DTS 11 To work with West Midlands partners and across the Council to maximise opportunities offered by new technology in managing the highway network, delivering transport services and communicating with transport users.

The Transport Infrastructure Improvements Contribution has been calculated on the basis of making a 10% contribution towards the annual costs of delivering the objectives of the Dudley Transport Strategy as set out above.

The cost per trip was reached by calculating the net increase in vehicle trips, from the implemented planning applications from 2007, which totalled 5668.94 two-way trips. The transportation element of the Planning Obligation SPD should generate an average £350,000 per annum, which is approximately 10% of the annual cost of delivering the objectives of the Dudley Transport Strategy. This figure of £350,000 was then divided by the total net trips for the study period, which gives a total cost per trip of £61.74.

On the basis of the above developer contributions will be sought on the basis of £61.74 per trip arising from the development. The contributions pooled will be spent in the local area and will be used to contribute towards the delivery of the objectives of the Dudley Transport Strategy as set out above.

Worked Examples

As previously mentioned, for larger developments a Transport Statement or Transport Assessment will be used to calculate the net number of trips expected as a result of the proposed development, while for smaller developments the figures set out in Table 1 will be used.

Example 1: Residential Development

A residential development on an existing industrial site, the scheme involves the demolition of the existing industrial buildings that had a combined gross floor area (Gfa) of 1898 sq.m and the construction of 54 dwellings.

Existing Vehicular Generation:

Industrial Unit (B2) – 1898 sq.m (Gfa)

Trip Rate – 0.086 two-way trips per sq.m

$1898 \text{ sq.m} \times 0.086 \text{ two-way trips} = 163.23 \text{ two-way trips}$ over the operational day of the development (7:00am to 7:00pm)

Proposed Vehicular Generation:

27 No. houses & 27 No. apartments (C3)

House – 6.5 two-way trips per dwelling

Apartments – 2.95 two-way trips per dwelling

$(27 \text{ houses} \times 6.5 \text{ two-way trips}) + (27 \text{ apartments} \times 2.95 \text{ two-way trips}) = 255.15$ two-way trips over the operational day of the development (7:00am to 7:00pm)

Net Vehicular Generation:

Proposed Vehicular Generation – Existing Vehicular Generation = Net Vehicular Generation

$255.15 \text{ two-way trips} - 163.23 \text{ two-way trips} = 91.92 \text{ two-way trips}$ over the operational day of the development (7:00am to 7:00pm)

The Planning Obligation SPD requires a contribution of £61.74 per additional two-way trip. Therefore this development would require a contribution of $91.92 \text{ two-way trips} \times £61.74 \text{ per two-way trip} = £5675.14$ toward transportation infrastructure.

Example 2: Retail Development

An extension to a retail store, the store, which is within a shopping mall, with a gross floor area (Gfa) of 475 sq.m is to construct a mezzanine floor, expanding the store by 316 sq.m bringing the Gfa to 791 sq.m.

Existing Vehicular Generation:

Retail Unit (A1) – 475 sq.m (Gfa)

Trip Rate – 0.375 two-way trips per sq.m

$475 \text{ sq.m} \times 0.375 \text{ two-way trips} = 178.13 \text{ two-way trips}$ over the operational day of the development (7:00am to 7:00pm)

Proposed Vehicular Generation:

Retail Unit (A1) – 791 sq.m (Gfa)

Trip Rate – 0.375 two-way trips per sq.m

$791 \text{ sq.m} \times 0.375 \text{ two-way trips} = 296.63 \text{ two-way trips}$ over the operational day of the development (7:00am to 7:00pm)

Net Vehicular Generation:

Proposed Vehicular Generation – Existing Vehicular Generation = Net Vehicular Generation

$296.63 \text{ two-way trips} - 178.13 \text{ two-way trips} = 118.50 \text{ two-way trips}$ over the operational day of the development (7:00am to 7:00pm)

The Planning Obligation SPD requires a contribution of £61.74 per additional two-way trip. Therefore this development would require a contribution of $118.50 \text{ two-way trips} \times £61.74 \text{ per two-way trip} = £7316.19$ toward transportation infrastructure.

Example 3: Industrial Development

An extension to a industrial unit, with a gross floor area (Gfa) of 895 sq.m is to extend the unit by 485 sq.m bringing the Gfa to 1380 sq.m.

Existing Vehicular Generation:

Industrial Unit (B2) – 895 sq.m (Gfa)

Trip Rate – 0.086 two-way trips per sq.m

895 sq.m x 0.086 two-way trips = 76.97 two-way trips over the operational day of the development (7:00am to 7:00pm)

Proposed Vehicular Generation:

Industrial Unit (B2) – 1380 sq.m (Gfa)

Trip Rate – 0.086 two-way trips per sq.m

1380 sq.m x 0.086 two-way trips = 118.68 two-way trips over the operational day of the development (7:00am to 7:00pm)

Net Vehicular Generation:

Proposed Vehicular Generation – Existing Vehicular Generation = Net Vehicular Generation

118.68 two-way trips – 76.97 two-way trips = 41.71 two-way trips over the operational day of the development (7:00am to 7:00pm)

The Planning Obligation SPD requires a contribution of £61.74 per additional two-way trip. Therefore this development would require a contribution of 41.71 two-way trips x £61.74 per two-way trip = £2575.18 toward transportation infrastructure.

Further Information

Detailed information relating to Planning Obligations in respect of transport infrastructure improvements can be obtained from the Council's Transport Policy Team.

2.14 Travel Plans**Policy Background**

The justification for seeking obligations in respect of Travel Plans is set out in Government Guidance within Planning Policy Guidance Note 13 'Transport' (March 2001), and the Office for the Deputy Prime Minister and the Department for Transport Best Practice

Guide titled 'Using the Planning Process to Secure Travel Plans' (July 2002). The Council's approach, which is set out in Policy AM16 'Travel Plans' which is considered to be in accordance with PPG 13.

Further guidance relating to Dudley's approach to Travel Plans is set out in the 'Parking Standards and Travel Plans' Supplementary Planning Document (March 2007).

Trigger for the Obligation

Travel Plans will be sought in line with the guidance set out Paragraph 89 of PPG13 and Policy AM16 of the Unitary Development Plan entitled 'Travel Plans'.

What is expected from developers

Travel Plans should be prepared in association with a Transport Assessment and should set out the travel characteristics of a development. Travel Plans will be expected to consider the following five types of initiative:-

- Physical infrastructure such as public transport stops, cycle parking stands, changing rooms, showers, luggage lockers and new cycle and/ or pedestrian paths
- Service Improvements such as subsidised bus services, managed car parking schemes, car sharing, flexible work patterns
- Encouragement and the provision of information concerning schemes such as car sharing, public transport information, discount public transport tickets and maps for cycle/ pedestrian links
- Travel Plan Coordinator to ensure implementation, monitoring and updating of Travel Plans; and
- Targets set with regular reports and penalties if targets not met

The 'Parking Standards and Travel Plans' SPD provides further advice and guidance to developers as to what the expected scope and content' of Travel Plans is and measures have to be taken to secure and deliver Travel Plans.

Further information

Detailed information relating to Planning Obligations in respect of Travel Plans can be found in the Parking Standards and Travel Plans SPD and through consultation with the Council Transportation Policy Section.

1 Thresholds for Planning Obligations

Type of Obligation	Residential (1 or more dwellings)	Residential (Other)	Industrial/ Commercial (more than 1000 sq m)
Affordable Housing	-	15 or more dwellings	-
Economic and Community	Contributions calculated on a site by site basis		
Education	Contributions calculated on a site by site basis		
Environmental Protection	Contributions calculated on a site by site basis		
Highway Infrastructure Works	Contributions calculated on a site by site basis		
Site Specific Measures	Contributions calculated on a site by site basis		
Historic Environment	Contributions calculated on a site by site basis		
Libraries	1 or more dwellings	-	-
Nature Conservation avoidance, mitigation and compensation	Contributions calculated on a site by site basis		
Nature Conservation Enhancements	1 or more dwellings	-	Sites > 100 sq m
Open Space, Sport and Recreation	1 to 79 dwellings and thereafter on a site by site basis	-	-
Public Art	-	10 or more dwellings or site area of 0.5ha or more	>1000 sq m or site area of ha and above
Public Realm	1 or more dwellings	-	On suitable sites > 100 sq m or site area of 0.1 ha and above
Transport Infrastructure Improvements	Contributions sought on any developments that generate a net increase in the number of trips from a site. Please see separate addendum to Transport Infrastructure Improvement Section - Transport Infrastructure monies.		

Travel Plans	Travel Plans will be sought in line with the guidance set out in Paragraph 89 of PPG13 and the Parking Standards and Travel Plans SPD.
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Table 5 Thresholds for Planning Obligations

2 Nature Conservation

Guidelines for the provision of nature conservation enhancements

- 2.1** The use of the nature conservation enhancement planning obligations must provide physical improvements in addition to the normal cost of the development. If used onsite the sum will not be expected to cover standard costs, such as landscaping, rather it should be used to cover any increased costs resulting from the provision of onsite habitat or features where these are more expensive than traditional landscaping.
- 2.2** It must provide appropriate and direct benefits for biodiversity and/or geodiversity therefore should not be spent on educational or community features such as information boards or amenity wildlife gardens.
- 2.3** The enhancements must be secure. Therefore it is very unlikely they will be appropriate in private gardens, where their physical presence and/or management cannot be guaranteed.
- 2.4** Your scheme may be capable of providing more enhancements than those already being provided by your Nature Conservation Enhancement Planning Obligation. In these circumstances, should you agree to carry out additional improvements, it may be possible to obtain monies from the Council for doing so. The monies referred to comprise Planning Obligation monies which have been received by the Council from other developers for the purpose of nature conservation enhancement. The Council will have sole discretion as to whether or not to provide such monies and upon what terms. It should be noted that larger projects in strategic areas are likely to be prioritised.

Onsite works or offsite contributions?

- 2.5** The Birmingham and Black Country Biodiversity Action Plan (BAP) and Black Country Geodiversity Action Plan (GAP) partnerships have created the Biodiversity Enhancement Zones and Wildlife Corridor Map and the Priority Geological Heritage Consideration Zones Map which show priority areas for both of these core elements of nature conservation. The most current versions of these will be made available in the Nature Conservation Planning Policy section of the Dudley MBC website.
- 2.6** It is preferred that all contributions will be used onsite wherever possible. This is especially so in key areas, such as where the site is covered by the one or more of the following (using the maps mentioned above):
- Maintain zone (coloured red)
 - Restore zone (coloured orange)
 - Wildlife Corridor (along with the green zone this also includes those marked as flood risk zones, rivers, canals and/or culverts)
 - Priority Geological Heritage Consideration Zone

- 2.7** However where the site is within one of these zones and it is considered that the proposed development cannot accommodate all of the enhancements required onsite, discussions should take place with the Planning Authority at an early stage in the design and planning process to try to agree a suitable resolution. If this is permitted it will involve the remaining contribution being given to the Council as an offsite contribution.
- 2.8** Where a development is outside any of these zones, the Council will be less insistent on the provision of onsite works and offsite contributions will be considered.

What approach to enhancements should be used?

- 2.9** The enhancements provided should be chosen by their appropriateness for the site in question and its context. The same rationale will be used by the Council in allocating any offsite contributions.
- 2.10** The following methods of enhancement are given in order of priority:
1. Buffering designated nature conservation sites (e.g. meadow creation next to a grassland nature reserve).
 2. Creating/ strengthening wildlife corridors (e.g. softening riverbanks).
 3. Creation of site/ features to progress the Birmingham and Black Country BAP and/or the Black Country GAP.

The following decision pathway should be used to select an appropriate type of enhancement:

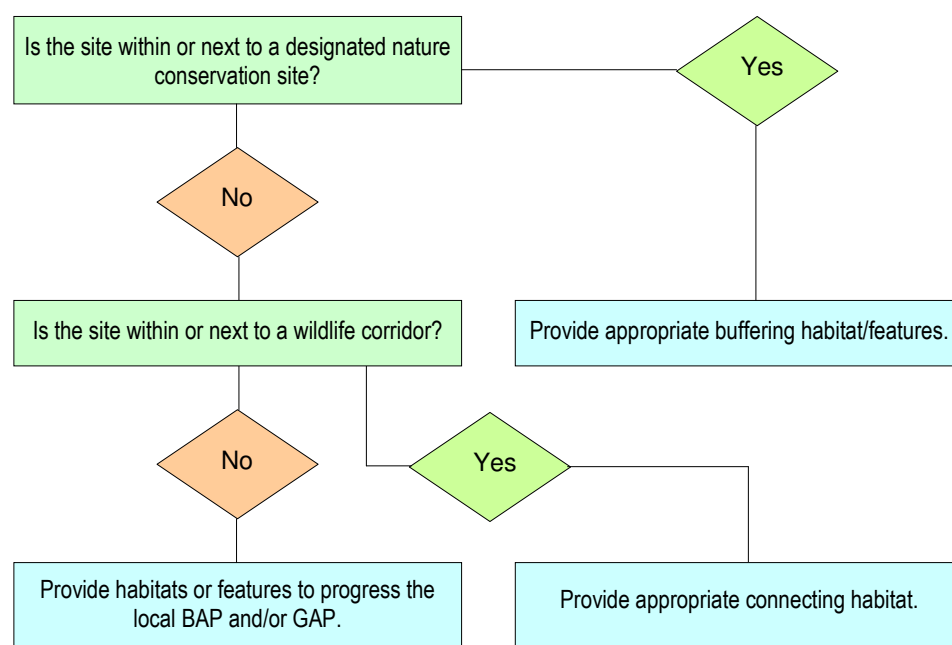


Figure 1 Nature conservation enhancements decision tree

2.11 The Birmingham and Black Country BAP and the Black Country GAP are both evolving documents which are regularly reviewed and amended to meet national, regional and local priorities. The Birmingham and Black Country BAP is also working to describe the ecological character of the Black Country landscape. This will describe habitat zones which will be useful in the selection of appropriate biodiversity enhancements across the borough. Information on these will be made available in the Nature Conservation Planning Policy section of the Dudley MBC website.

What types of enhancement are suitable?

2.12 The exact type of enhancement should be decided based on the site in question and its context. The section above will aid in understanding the environmental context and what approach to take. Generally larger areas of locally suitable, connected wildlife habitat and/or quality geological features will always be preferred over isolated fragments which do not relate to the surroundings.

2.13 Where elements such as woodland areas or meadows are not possible smaller scale enhancements such as communal trees and bat boxes may be more suitable. The following guidelines are not meant to be exhaustive, either in terms of features or scope, but may aid the design process.

Major habitat types (in alphabetical order)

Grassland

- 2.14** The soil and ground conditions will influence the choice of wildflowers and grasses however they should always be locally native to the area. The ongoing management of grassland will be essential for its suitability and success. Higher levels of soil nutrients will reduce the diversity of the habitat, therefore topsoil should not be imported and no fertilisers must be added.

Wetland

- 2.15** The use of non natural liners will only be considered in exceptional circumstances.

Woodland

- 2.16** This should use a mixture of locally native species (see Nature Conservation SPD Appendix 4).

Smaller habitats and features (in alphabetical order)

Artificial bat roosts

- 2.17** Where artificial bat roosts are provided these must be maintenance free and built into the fabric of the buildings unless there are exceptional circumstances. These are only suitable for sites within 50m of bat foraging habitat. As a rule of thumb, in a residential development, the total number of bat brick and tiles must not exceed the total number of dwellings (e.g. a maximum of one bat brick and one bat tile for each dwelling). These must be placed in areas close foraging habitat (such as ponds, trees and hedgerows) and away from artificial lighting.

Bird boxes

- 2.18** Bird boxes require cleaning out each winter, unless this management can be guaranteed these features will not be considered appropriate enhancements.

Communal trees

- 2.19** These must be locally native species (see Nature Conservation SPD Appendix 4).

Green/Brown roofs and walls

- 2.20** These must be designed to maximise local wildlife by the choice of substrate, species to be established and location. It is unlikely that sedum roofs will be appropriate.

Hedgerows

- 2.21** Where hedgerows are chosen these must be planted in double staggered rows using mixed locally native species (see Nature Conservation SPD Appendix 4). The management of these should be primarily for wildlife benefit.

Wildlife sustainable drainage schemes

- 2.22** These must provide significant wildlife habitat rather than just amenity features.

3 Council Contacts

<u>Topic</u>	<u>Contact Number(s)</u>
Affordable Housing	01384 81 5007
Economic and Community Development	01384 81 2532
Education	01384 81 7876
Environmental Protection	01384 81 4608
Highway Infrastructure Works	01384 81 5457
Historic Environment	01384 81 4190
Libraries	01384 81 4745
Nature Conservation	01384 81 4195
Open Space, Sport and Recreation	01384 81 5538
Public Art	01384 81 5538 01902 89 4958
Public Realm Improvements	01384 81 5538
Transport Infrastructure Improvements	01384 81 5426
Travel Plans	01384 81 5426 01384 81 5406

4 Glossary

Affordable Housing As quoted in PPS3 Housing 'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'

Area Action Plan A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).

Area Development Framework (Dudley ADF) Supplementary planning guidance outlining the preferred usage of land within Dudley Town Centre, in accordance with the Adopted Unitary Development Plan (2008). A key role of the guidance is to provide detailed guidance for subsequent planning applications.

Biodiversity The variety of life on earth or in a specified region or area.

Biodiversity Action Plan (BAP) A national, regional or a local document which is compiled and reviewed by the relevant area's Biodiversity Partnership. It sets out the ecological context of an area, the priorities (both habitats and species) for conservation and targeted actions to facilitate this.

Children's Play Area An area of land which encompasses children's play equipment.

Conditions Attached to planning approvals under Section 72 of the 1990 Town and Country Planning Act which restrict the development or require additional details.

Conservation Area An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Geodiversity The variety of rocks, fossils, minerals, landforms and soils along with the natural processes that shape the landscape.

Geodiversity Action Plan (GAP) A document which is compiled and reviewed by the relevant area's Geodiversity Partnership. It sets out the geological context of an area, the priorities for conservation and targeted actions to facilitate this.

Heritage Objective A term used as shorthand for achieving a beneficial end result for a particular 'Historic Asset'. For example, the heritage objective could be the repair and restoration of a listed building and to ensure this objective is achieved the owner of a development site could be required to enter into an obligation restricting the construction or use of any new build houses until certain specified works to the historic building have been done. Another example could be that the heritage objective is to protect the

significance of a Historic Asset in the long term and to achieve this objective the owner could be expected to agree to management arrangements such as a Conservation Management Plan or to the provision of historic interpretation panels. In the context of this SPD it is having legally enforceable arrangements in place to ensure that the commercial element of the development cannot be carried out or used without the heritage benefits/ objectives on which the scheme has been predicated being delivered first or at least concurrently. A heritage objective has its origins in national and local planning policy and guidance.

Historic Asset A term used as shorthand for any component of our historic environment that is a material product of past human activity of recognised value at any scale from artefact to landscape and includes the following:

- Scheduled monuments
- Historic buildings/ monuments/ structures both statutorily listed or of more local significance
- Archaeological remains
- Conservation areas
- Landscape Heritage Areas
- Registered Parks and Gardens
- Sites identified on the Council Historic Buildings Sites and Monuments Record (HBSMR)
- Canal Network

Listed Building A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Scheduled Ancient Monuments A scheduled monument is a 'nationally important' archaeological site or historic building, given protection against unauthorised change. Scheduled Monuments are defined in the Ancient Monuments and Archaeological Areas Act 1979. The carrying out of works to a scheduled monument, both above and below ground level, requires prior written permission from the Secretary of State. This is known as scheduled monument consent (SMC). 'Works' are defined by the 1979 Act as: *demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or tipping material onto the monument*. To avoid the possibility of damaging a monument, and therefore carrying out unlawful works, consultation should take place with English Heritage while in the planning stages of any intended works.

Local Development Framework (LDF).. A non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan)
- Supplementary Planning Documents

4.1 The local development framework will also comprise of:

- the Statement of Community Involvement
- the Local Development Scheme
- the Annual Monitoring Report
- any Local Development Orders or Simplified Planning Zones that may have been added

Local Development Scheme The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with government and reviewed every year.

Locally Listed Building Locally important building valued for contribution to local scene or for local historical situations but not meriting listed building status.

Local Planning Authority The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

Local Transport Plan A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local transport plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the Regional Spatial Strategy.

Nature Conservation The protection, preservation, management or enhancement and the improvement of understanding and appreciation of flora, fauna and geological and geomorphological features.

Planning Obligation A legal instrument under Section 106 of the 1990 Town and Country Planning Act which restricts or regulates the use of the development or land. It may also ensure the delivery of infrastructure associated with a development (see Planning Gain). Sometimes called "Section 106" agreements.

Planning Gain Facilities or infrastructure secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.

Playing Field An area of land which encompasses at least one playing pitch.

Public Open Space (POS) Any land laid out as public garden or used for the purposes of public recreation.

Public Realm Urban Spaces to which the public predominantly have access.

Regional Spatial Strategy (RSS) The part of the Development Plan which is decided at a regional level and which sets the strategy for the Regions of England. Local Development Frameworks must be in general conformity with the Regional Spatial Strategy.

Section 106 Agreement (S.106) A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Section 38 A Section 38 Agreement (under the 1980 Highways Act) is the mechanism between the Council as highway authority with a builder who will construct new roads to the Council's standards for subsequent adoption.

Section 278 A financial mechanism which is an arrangement under the 1980 Highways Act through which a developer pays for the highway improvements works and their future maintenance

Supplementary Planning Document A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Traffic Regulation Order This is a legal order under the Road Traffic Regulation Act 1984 which allows the Highways Authority to regulate the speed, movement and parking of vehicles and regulate pedestrian movement.

Transport Capital Programme Transport spending programme on a wide range of transport related projects.

Transport Infrastructure Roads, cycleways, footpaths and public transport.

Travel Plan A travel plan aims to promote sustainable travel choices (for example, cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.

Tempro A software programme which will assist in determining vehicular trip generation for transport planning purposes.

Unitary Development Plan (UDP) An old-style development plan prepared by a Metropolitan District or Borough and some Unitary Local Authorities, which contains policies equivalent to those in both a structure plan and local plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.