



Draft SPD1: Planning Obligations

Technical Note 6: Meeting Social Needs

February 2011

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Introduction

This technical note is intended to be read alongside the Draft Planning Obligations Supplementary Planning Document (SPD) and provides more detailed information, including costs and worked examples to support the sections on education and health.

Information is organised into sections below which are referenced in the Planning Obligations SPD.

This Technical Note is a 'living document' and will be updated regularly to reflect the latest guidance and data.

A. TDC8 – Education Facilities

Calculating the Contribution

- A.1. In cases where individual developments will have some impact but not sufficient to justify the need for a discrete piece of infrastructure, contributions may be sought from developers towards future provision where the combined impact of a number of developments does, may or will create a need for infrastructure, in such cases Circular 05/05 advises that spare capacity in existing infrastructure provision should not be credited to earlier developers. The Council will adopt this approach, in order to ensure that the negotiation of planning obligations is consistent and fair to all developers, and will continue to take into account any relevant circumstances in each case to ensure that any negotiations for planning obligations comply with Circular 05/05.
- A.2. Where any form of capacity exists, therefore, the following factors must be taken into account:
- a. One new development might not use up all local spare capacity but, taken in conjunction with other proposed developments in the same area, may contribute to that effect cumulatively;
 - b. Some margin of spare capacity is always necessary to allow for new arrivals and the exercise of parental choice;
 - c. Account will also be taken of projections of pupil growth based on local demography. The pupil projections used are based on trend data collected by Trafford Council.
- A.3. The DfE multipliers will be kept under review annually through the Planning Obligations SPD and the Annual Monitoring Report (AMR). They are not seen as the full cost of providing a new school place and as such are seen as a contribution towards providing a school place.
- A.4. A worked example of the calculation for contributions towards education is provided in Section C.

B. TDC9 – Health Facilities

Calculating the Contribution

B.1. Contributions will be sought where, as a result of the development:

- New premises/facilities are required as a result of the increased needs arising from the development;
- Current facilities are inadequate for the additional users that will require them due to the new development, in terms of their quality or accessibility for users (based on accepted NHS standards) and therefore need to be improved or extended;
- Inadequate funding is available to provide the additional facilities or services required as a result of the development.

B.2. Contributions will be pooled over time and when appropriate, a new facility and services provided. This facility and services may be provided on or off the development site as appropriate or through the expansion of existing facilities and services. Where a developer can provide a new facility and services on site this cost can be set against their calculated contribution for health facilities due from the development.

C. Worked Example Of Education Contribution

The proposed development will have a total of 9 dwellings. The breakdown of dwellings by size is as follows:

	2- bed	3-bed	4-bed
Market/Intermediate/Affordable	3	4	2

C.1. Calculation of child yield:

Market/Affordable $(3 \times 1.0) + (4 \times 2.0) + (2 \times 3.0)$

Market/Affordable yield: 17.0

Primary Factor 24% = 4.08

Secondary Factor 28% = 4.76

This gives a total estimated yield of 8.84 children

C.2. Calculation of age distribution of children:

In total 8.84 divided by 16 (age groups from 3-19)

= 0.55 children in each age group

By Phase:

Nursery pupil yield = $2 \times 0.55 = 1.1$ pupils

Primary pupil yield = $7 \times 0.55 = 3.85$ pupils

Secondary pupil yield = $5 \times 0.55 = 2.75$ pupils

Post 16 pupil yield = $2 \times 0.55 = 1.1$ pupils

C.3. Calculation of “discount”

Nursery = $1.1 \times 80\% = 0.88$ places

Primary = $3.85 \times 80\% = 3.08$ pupils

Secondary = $2.75 \times 20\% = 0.55$ pupils

Post 16 = $1.1 \times 20\% = 0.22$ pupils

C.4. Calculation of building costs (based on DfE multipliers including 0.92 location factor for TMBC)

Nursery = $0.88 \times \text{£}12,257 = \text{£}10,786.16$

Primary = $3.08 \times \text{£}12,257 = \text{£}37,751.56$

Secondary = $0.55 \times \text{£}18,469 = \text{£}10,157.95$

Post 16 = $0.22 \times \text{£}20,030 = \text{£}4,406.60$

C.5. The financial contribution to be sought from the developer is therefore **£63,102.27**