

# Quick Guide to the Planning Obligations SPD



- SPD comes into force for all applications registered on or after 9<sup>th</sup> July 2009
- Validation requirements require draft heads of terms for planning obligations to be submitted with application (effective 1<sup>st</sup> April 2009)
- Potential planning obligations should be discussed as part of pre-application discussions
- All contributions (apart from affordable housing) can potentially apply to a single new dwelling

Topic	What is the obligation for?	Applicable development type?		Do thresholds apply?	Which section of SPD?
		Residential	Employment (incl. retail)		
<b>Affordable Housing</b>	Provision of on-site affordable housing or contributions towards off-site provision.	✓	✗	Thresholds based on scale of residential development outlined in Local Plan (policy HG.8). A formula is provided to calculate off-site contributions.	chapter 2.1 Appendix B
<b>Children's Services</b>	Contributions towards the extension or upgrading of existing off-site facilities where a development results in additional demand which cannot be met.  Provision of on-site facilities where the need is generated.	✓	✗	Children's Services should be contacted to see if the new development generates a need for any specific facilities or if there is surplus capacity which the development could take up.  If need generated, a formula is provided to calculate contributions based on housing type and number of bedrooms. Where the precise housing mix is not known a different formula is provided.	chapter 2.2
<b>Lifelong Learning</b>	Contribution towards provision of library facilities.	✓	✗	Standard formula provided to calculate contributions based on occupancy assumptions.	chapter 2.2
<b>Transport</b>	Contributions towards (1) access and local works; (2) on-site works, services or incentives & (3) strategic highway and transport works.	✓	✓	Necessary access, local works, and on-site works will be determined by Transport Department. A formula is provided to calculate contributions for strategic highway and transport works based additional trips generated by development; a minimum threshold for trips generated applies, information on trips generated by development is required.	chapter 2.3
<b>Green Space</b>	Contributions towards formal/natural green space and allotments. Covers both on-site and off-site contributions (capital costs and maintenance).	✓	✓	A formula is provided to calculate quantity standards per person required based on the Council's adopted Green Space Strategy (which is PPG17 compliant). A formula for off-site provision and maintenance costs is included.	chapter 2.4
<b>Play Services</b>	Contributions towards revenue funding for play projects.	✓	✗	A formula is provided to calculate contributions based on child yield assumptions in relation to residential development.	chapter 2.4
<b>Sport and Recreation</b>	Contributions towards on-site and off-site provision of sport and recreation facilities. This covers both capital and maintenance costs.	✓	✓	A formula is provided to calculate contribution based on residential development occupancy assumptions. For business development (office and retail) the formula is based on number of employees anticipated. The calculations are based on the Council's Sports and Recreation Built Facilities Strategy.	chapter 2.5 Appendix A

**Please note** this is a summary, when submitting or discussing an application you must refer to the full details as outlined in the Planning Obligations SPD.

<http://www.bathnes.gov.uk/BathNES/environmentandplanning/planning/localdevelopmentscheme/obligationsspd.htm>