

	<p>such that demand could exceed existing provision.</p> <p><u>Officer comments</u> Marnhull currently has some provision in the form of a football and cricket pitch, and tennis courts, which currently support existing residents. There is no provision for other formal outdoor sports such as bowling greens or athletic training facilities.</p> <p>For a development of this size, it is considered that the additional housing would place an unacceptable level of demand on the existing facilities and in order to address this, it is considered appropriate to request a contribution towards formal outdoor sports, in accordance with Policy 14 & 15 of the Local Plan.</p> <p>Crown Road</p>	<p>x103 £135,836.40</p>	<p>x72 £94,953.60</p>
<p>Formal Outdoor Sports Maintenance</p>	<p>Green, Grey, Social Infrastructure Note per dwelling cost =</p> <p><u>Parish Council comments</u> 7. See above-maintenance of existing tennis court, football pitch, cricket pitch.</p> <p><u>Officer comments</u> It is currently the intention that the Parish Council would look to take on and maintain any on site facilities rather than the use of a management company. In order to ensure that the above provision is appropriately maintained and fit for purpose it is necessary to require a contribution towards maintenance.</p> <p>Crown Road</p>	<p>£128.73</p> <p>x103 £13,259.19</p>	<p>x72 £9,268.56</p>
<p>Informal Outdoor Space:</p> <p>Parks & Gardens</p> <p>Amenity Green Space</p> <p>Natural and Semi-Natural</p> <p>Land Acquisition</p>	<p>Green, Grey, Social Infrastructure Note per dwelling cost =</p> <p><u>Parish Council comments</u> 8. Residents from the new development will increase the level of use and pressure for outdoor informal recreation opportunities around the village- particularly the Recreation Ground and footpaths providing the opportunity for local walks which are constantly being used not only by local but residents from Stalbridge and Sturminster Newton.</p> <p>9. In addition, an increased population will also increase demand for church and cemetery provision especially if social housing is involved as a requirement to use the cemetery requires a connection with the Parish so all families living in Marnhull qualify. Maintenance and repairs are</p>	<p>£2,307.36</p>	

	<p>needed to maintain the churchyard for the benefit of existing and new residents.</p> <p><u>Officer comments</u> <i>Marnhull has a recreation ground and has the benefit of numerous footpaths providing access to the countryside, but has limited informal outdoor space such as open access land, parks and gardens and informal amenity space. Policy 15 makes clear the role of the LPA to protect and enhance existing areas, and to provide new facilities to support growth.</i></p> <p><i>On-site provision is favoured, but where this is not possible, a contribution would be necessary in order to make the development acceptable on these grounds.</i></p> <p>Crown Road - <i>An area of open space is to be provided on site equating to just over 0.9ha, described by the agent as a network of green corridors together with generously proportioned areas of informal open space comprising a mix of lightly wooded and open grassland.</i></p> <p><i>A development of this scale would ordinarily be expected to provide just under 0.8ha of informal outdoor space, this should be in the form of 'parks and gardens', amenity green space' and 'natural and semi-natural green space'. In this case, this proposal offers an over provision in this respect and the areas provided are considered to broadly fulfil the above categories as described within the Field's in Trust Guidance. As such, no contributions would be sought in this regard.</i></p>	<p>£0</p>	<p>£0 No Contribution Required, provided on site.</p>
<p>Informal Outdoor Space Maintenance</p>	<p>Green, Grey, Social Infrastructure Note per dwelling cost =</p> <p><u>Parish Council comments</u> 10. See above – provision is needed for the maintenance of footpaths around the village and wider parish, for the use of new and existing residents and visitors.</p> <p><u>Officer comments</u> <i>It is currently the intention that the Parish Council would look to take on and maintain any on site facilities rather than the use of a management company. In order to ensure that the above provision is appropriately maintained and fit for purpose it is necessary to require a contribution towards maintenance.</i></p> <p>Crown Road</p>	<p>£1,278.80</p> <p>x103 £131,716.40</p>	<p>x72 £92,073.60</p>

<p>Community, Leisure & Indoor Sport Facilities:</p> <p>Village Hall</p> <p>Sports Pavilion</p> <p>Land Acquisition</p>	<p>Green, Grey, Social Infrastructure Note per dwelling cost = £2,006.97</p> <p><u>Parish Council comments</u></p> <p>11. The village hall is currently used by numerous village clubs and societies and is frequently overbooked. It has a maximum capacity for an audience of 100 seated compared to an existing population of around 2500. Plans are currently in place to raise funds to increase the Hall capacity to 130 seated and to improve the facilities. However, these plans are designed to meet current and future demand from the existing village and do not take into account additional population caused by large scale development and the increased demand for the Hall, particularly to accommodate youth activities and additional storage of allied equipment. Further development of the hall and/or an additional hall will be required to meet this demand.</p> <p>12. It is proposed that a further hall be built to include a defibrillator both to be managed by the Parish Council be made available for use by the village and also under social infrastructure a separate accommodation as a stand by point for Emergency Services.</p> <p><u>Officer comments</u></p> <p><i>There is an identified need for a larger or additional village hall within the village in order to meet the demands of the existing population. Any new development is likely to place an unacceptable level of pressure on these services and as such a contribution is considered necessary in this case.</i></p> <p>Crown Road – <i>The applicant proposes to provide a village hall on site in order to address the impacts that the development would have on the existing community facilities. In light of the proposed on-site provision in this regard, no further off-site contribution would be necessary..</i></p>	<p>£2,006.97</p> <p>£0</p>	<p>£0 No Contribution Required, provided on site.</p>
<p>Rights of Way Enhancement</p>	<p>Total cost on all four sites based on consultation with DCC Rights of Way.</p>	<p>£9,704.59</p>	<p>£9,704.59</p>

	Cost	Requirement per site	Total cost per site		
	Pedestrian gate	£376.20	4	£1,504.80	
	Kissing gate	£714.34			
	Bridleway gate	£511.66	1.5	£767.49	
	Footpath surface	£24.30 / m	137.5	£3,341.25	
	Bridleway surface	£51.84			
	Signage/waymarking	£58.20	13.75	£800.25	
	Bridges -				
	Small timber	£481.80	6	£2,890.80	
	Large timber	£4200			
	Large Steel	£8400			
	Survey time	£25 per hour	6hr	£150	
	Landowner negotiation time	£25 per hour	4hr	£100	
	Project management of installation time	£25 per hour	6hr	£150	
	Total cost per application			£9,704.59	
Natural Environment – Ecology and Conservation	Crown Road – A biodiversity mitigation plan has been submitted which identifies on-site measures together with a financial compensatory contribution in order to address the impacts of developing a largely open unimproved grassland site, with pockets of semi-improved grassland.			£45,230	£45,230
Primary & Secondary Education	<p>Green, Grey, Social Infrastructure Note per dwelling cost =</p> <p>Crown Road -- DCC School Place Sufficiency Manager states the following:</p> <p><i>Based on the current protocol for the identification of developer contributions, 103 qualifying units would generate £207,783 towards primary phase education and then £419,933 towards secondary phase. These funds would be used to support the building of an additional teaching space at St. Gregory's Primary School. The secondary contributions would be secured for the new specialist and science provision at the Gillingham School.</i></p> <p>Comments have also been received from the Dorset Education Authority indicating a need for an additional school playing field should the additional development require the school to expand by 1 formal entry.</p>			<p>£6,094.00</p> <p>x103 £627,716</p>	<p>x72 £438,768.00</p>

Pre-School Provision	<p>There is a statutory requirement to fund pre-school provision, and Dorset County Council is currently working up a formulae and process to be able to compensate the impacts of new developments on pre-school provision. However, at the time of writing this report, there is currently no agreed process for calculating this, and as such, no financial contributions would be required.</p> <p>Crown Road --Notwithstanding the above, the developers of the Crown Road site have sought to address what they consider is an identified need within the village through the provision of a pre-school on site.</p>	£190.50	£0 No Contribution Required, provided on site.
Libraries	<p>Crown Road - Dorset Education Authority has the following comments:</p> <p><i>For the proposed developments in North Dorset, there will be an impact on the libraries in this area. There are libraries in Blandford, Gillingham, Shaftesbury, Sturminster Newton and Stalbridge which will be affected by the potential population growth.</i></p> <p><i>This will require developer funding towards capital build costs where necessary or towards additional equipment and stock:</i></p> <ul style="list-style-type: none"> - Provision of books at library - Provision of IT equipment - Provision of library equipment/furniture eg books shelves, chairs and tables - General refurbishment eg redecoration <p><i>There may be the need to extend library opening hours to provide access for increased population.</i></p> <p><i>Development in Marnhull will impact on Gillingham Library. The costs associated with improvements at Gillingham are £241 per dwelling (index linked)</i></p>	<p>£241</p> <p>x103 £24,823</p>	<p>x72 £17,352.00</p>
Primary Care Services – where catchment need confirmed by CCG & site above x no. dwellings?	<p>Crown Road – No comment has been received from the Clinical Commissioning Group seeking contributions towards healthcare provision from this development.</p> <p>Update - Received from the CCG on 3rd April 2019</p>	<p>£75,976.00</p> <p>(£737.63 per dwelling)</p>	<p>x72 £53,109.36</p>
Highways & Sustainable Transport	<p><u>Parish Council comments</u></p> <p>13. With increased traffic as a result of development using roads without pavements traffic calming/ speed control measures will be required. Proposed</p>		

	<p>purchase of two Speed Indicator Devices be bought for use in the village.</p> <p><i>The Parish has identified the need for traffic calming measures. However, having consulted with the Highway Authority, such measures are not considered necessary in order to make the developments acceptable.</i></p> <p>The Highways Authority has commented on each site individually and this matter will be considered in more detail within the Officer's report. In the meantime, the Sustainable Transport Manager has been consulted on the proposals and offers no comment or suggested financial contribution towards highways.</p>	£0	£0 No Contribution Required
Total contribution	<u>Crown Road</u>	£1,156,694.70	£878,182.59

The above figures have been calculated in line with the Grey, Green Social Infrastructure note, and in consultation with Marnhull Parish Council, taking into account on-site provision, and having regard to the resultant impact of the development on community facilities.