



ROSS & CROMARTY EAST
LOCAL PLAN

supplementary guidance

DEVELOPER
CONTRIBUTIONS
IN DINGWALL

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PLANNING & DEVELOPMENT
THE HIGHLAND COUNCIL

SUPPLEMENTARY GUIDANCE: DEVELOPER CONTRIBUTIONS IN DINGWALL

1. INTRODUCTION

- 1.1 In Dingwall, the ability to meet the requirement for new housing over the next 10 to 15 years and accommodate other major developments is constrained by the lack of capacity in the existing road network and at the primary school. Council capital funding limitations mean that significant development will only be able to proceed if necessary capacity can be made available, either directly by the developer or by means of financial contributions to the appropriate service providers.
- 1.2 This guidance sets out the common obligations on developers of land in Dingwall with which the Council will expect to negotiate contributions to infrastructure costs associated with planning applications for most forms of development. Contributions in relation to water and drainage and other utilities are not included as developers will be expected to negotiate these separately with the appropriate agencies. However, it is understood that the cost of accommodating the housing development currently proposed at Dingwall North within existing water and drainage networks is not insurmountable.
- 1.3 Further, the developer contributions indicated in the Schedule do not include obligations to provide or upgrade site specific infrastructure and services. For example, the developer(s) of land at Dingwall North will be wholly and entirely responsible for the provision of a local distributor or primary access road link between Docharty and Old Evanton Roads, together with improvement of Tulloch Castle Drive, other off-site road improvements, provision of landscaping and open space (including a kick pitch), land for future community facilities and arrangements for the management of important woodland. The Council will expect these developer obligations to be implemented as an integral part of development proposals subject to planning permission, including through conditions and/or concluded “bond” as appropriate. Affordable housing shall also be provided through separate negotiation in relation to the Council’s guidelines (DPPG2).
- 1.4 This paper sets out a consistent approach for seeking and processing financial contributions from development proposals in areas which have inadequate capacity for the additional traffic and primary school pupils they are likely to generate. The Council will normally expect to negotiate and secure such developer contributions by Section 75 Agreement with all landowners/ developers and any relevant third parties, prior to the grant of planning permission. This Guidance is intended to explain to landowners and developers and their advisers how the Council intends to calculate developer contributions in Dingwall. It is important to understand that the figures given in certain of the following tables must inevitably be subject to adjustment as more detailed costings become available. The figures are indicative only and not binding on the Council. Landowners/developers will be expected to enter into a Section 75 Agreement incorporating the main clauses which individual developers/landowners will require to agree in relation to the timing of developments and reimbursement of the cost of common road infrastructure and education facilities (see 3.2 below).

2. DEVELOPMENT PLAN CONTEXT

- 2.1 The **Highland Structure Plan (2001)** Policy G2 (Design for sustainability) seeks the use of existing infrastructure capacities wherever possible. In addition, Policy G4 (Community benefit and commitment) states:

“The Council will seek to enter into agreements with developers as appropriate..... where as a result of a development new infrastructure proposals require to be implemented by The Council or other agencies, or existing programmes brought forward, developers will be expected to pay those costs as an integral part of that development.”

- 2.2 The adopted Ross and Cromarty East Local Plan also aims to ensure that development should make maximum use of existing infrastructure, using spare capacity wherever possible. It also identifies the need for Dingwall to strengthen its role as the main administrative centre and County town of Ross and Cromarty, and as the sub-regional centre for the Black Isle, central and south east Ross-Shire, offering a significant range of community facilities and services. However, the town's prospects are hindered by a particular need to improve access between the town centre and potential development areas on the north and west side of the town. This relates to the longstanding objective to ease congestion in the central area through construction of a link road (Kinnairdie Link Road) connecting Craig Road and Strathpeffer Road. The Local Plan indicates the requirement to construct this road with the aid of developer contributions. Completion will facilitate full development of land in the longer term. A substantial and readily available supply of effective land will provide a greater and more affordable range of housing to meet existing needs and projected requirements of up to 590 dwellings by 2017 and so help enhance economic development prospects.
- 2.3 Wherever possible, the adopted Local Plan sets out the likely requirements to absorb the impact of major development sites in Dingwall. However, the issues dealt with under specific policies are not intended to be exhaustive and it is difficult to anticipate other matters that may arise in connection with a particular application. In this regard the planning authority has only relatively recently become aware that the capacity of the primary school will be reached during the completion of early phases of housing development at Dingwall North. The ability to provide the necessary capacity for development will be a material consideration in the determination of planning applications.

3. GENERAL PROVISIONS

- 3.1 The following Sections 4 to 7 sets out the context and the mechanism to be used by the Council for calculating developer contributions and how these should be apportioned on a fair and equitable basis against each landholding, according to its potential for development. This mechanism will be the basis for individual Minutes of Agreement to be drafted by Legal Services. Individual Agreements would be completed with developers/proprietors in the context of each grant of detailed or reserved matters planning permission within the Dingwall settlement area (see Map).
- 3.2 It is intended that the main clauses of the Planning Agreements would:
- prevent development commencing or alternatively being occupied in advance of payments being made to the Council on a unit by unit basis according to an agreed contributions formula set out in Sections 4 to 7 below;
 - allow for alternative payment methods such as partially or fully capitalised payment upfront relating to approved phases of development, identified under the terms of the grant of planning permission;
 - allow for reimbursement in the event that the Kinnairdie Link Road (KLR) and Primary School extension are not or completed within a certain time period;
 - set a time limit by which developers and landowners are expected to carry out their development and thus to make contributions;
 - provide for independent arbitration; and
 - provide for registration in the Sasines or Land Registers, as the case may be, so that the Agreement would be binding upon successors in title.
- 3.3 In recognition that some developers may prefer to make alternative arrangements for making payments, without prior conclusion of a Section 75 Agreement, an appropriate procedure or protocol needs to be established to secure these. This includes referral to the District Valuer in the event that the Planning Authority and relevant other interests are unable to reach agreement in respect of the stated developer contributions or those required in relation to specific development proposals.
- 3.4 It is intended that developer contributions will be sought on the basis of a cost per square metre of gross floorspace to include all floors of a dwelling. The calculations set out in the indicative formula

for calculating developer contributions in Sections 4 to 7 below are indicative only and for the purposes of assisting initial negotiations with developers. The actual contributions, index linked, are expected to be the subject of the individual Agreements with developers/ landowners attaching to planning permission. In circumstances where the capacity of land as identified indicatively in the Local Plan alters by virtue of the grant of planning permission, that planning permission will provide the basis on which the Council will expect to negotiate developer contributions. The cost per square metre of floorspace contributions relate to the required road infrastructure and education facilities indicated in the indicative formula for calculating developer contributions.

- 3.5 The Council will expect to assemble/administer funds to carry out and complete related works in similar terms and in association with proposals to develop all land indicated in the attached indicative formula for calculating developer contributions and in other circumstances where the Council is minded to grant planning permission on an equivalent cost per square metre of residential floorspace equivalent basis. Whilst negotiated Agreements must enable some flexibility in the composition of future infrastructure /service projects, related contributions will require to be “ring-fenced” for the purposes set out in the indicative formula for calculating developer contributions.. It will be incumbent on the Council however, to monitor the aggregation of monies over time and to consider whether it requires to make provision within its capital programme to ensure that deficiencies are timeously met.

INDICATIVE FORMULA FOR CALCULATING LANDOWNER/DEVELOPER CONTRIBUTIONS

4. PURPOSE

- 4.1 The Council seeks to meet the entire, or greater part of, costs of road infrastructure improvements and additional education facilities required through contributions from the development of land allocated for development within the Settlement Boundary of Dingwall, as outlined in green on the attached map. This schedule sets out the principles governing the level of contribution by affected parties towards the cost of construction of the above, the formula for calculating such sums and indicative figures as at 18 October 2005. Ultimately this will form the basis of Minutes of Agreement between The Highland Council and the various heritable proprietors of the sites to be developed, who will in that document undertake to make payments due by them to the Council as calculated in accordance with the following provisions.

5. RELEVANT LOCAL PLAN PROVISIONS

- 5.1 The formula outlined in this guidance derives from customised guidance prepared in relation to the Inverness Southern Distributor Road Phases III and IV and relates to the provisions for Dingwall contained in the Ross and Cromarty East Local Plan. No development areas in Dingwall were the subject of objections made during the statutory consultation process that required consideration by the Inquiry Reporter in June and July 2005. As such, the provisions of the February 2005 version of the Plan are carried forward into the Adopted Plan.
- 5.2 Specific reference is made in the Plan to infrastructure deficiencies and the need for developer contributions to address them as follows: -

- (1) Background:
“Infrastructure thresholds havebeen reached, particularly in terms of roads. Significant investment is now necessary to overcome deficiencies to meet projected housing requirements.”

- (2) Development Factors:
“The full development of housing land to the north will also depend upon the provision of relevant sections of a distributor road. The Council also has a longstanding objective to ease congestion in the central area through construction of a link road connecting Craig Road and Strathpeffer Road which will also require developer contributions. Completion of this road, together with reduced traffic levels on Mill Street and the provision of a suitable access will be prerequisite to longer term development of land on the south west side of the Town.”
- (3) Business and Industry: Allocations for development at Strathpeffer Road (para. 10) and Docharty Road (para. 11) indicate that:
“a contribution to the Kinnairdie (Craig Road - Strathpeffer Road) link road may also be necessary.”
- (4) Expansion: The policy at paragraph 16 of the Dingwall statement relates to land for the development of 480 to 550 houses at Dingwall North/Tulloch/Docharty with a requirement upon developers to:
- *“agree with the Council the mechanism for making contributions to the early construction of the Kinnairdie (Craig Road - Strathpeffer Road) link road and other necessary off-site road improvements*
 - *enter into legal Agreements with the Council and landowners, as appropriate, to secure necessary access roads, footpaths, community/education and open space/recreation facilities.”*

6. APPLICATION

6.1 The formula will apply to the development of land allocated in the Local Plan and lying within the Dingwall settlement boundary. See the attached map. The specific development areas from which the calculation of developer contributions is derived are as follows: -

- (1) Large Scale Housing Expansion at **Dingwall North/Tulloch/Docharty** as per **paragraph 16** of the Dingwall statement which allocates almost 44 ha. of land for the development of 480 to 550 houses.
- (2) Large Scale Mixed Use Redevelopment Opportunities:
- **Paragraph 4. Land at the 'Old Academy', east of Tulloch Street:** scope for re-use/redevelopment for a mix of uses including office complex, other commercial, tourist, community arts/civic and residential uses.
 - **Paragraph 19. Riverside:** scope for re-use/redevelopment for a mix of uses including business, light industry, retail, tourism, community and open space, heritage related interpretation, visitor attraction and housing.
- (3) Smaller Scale Housing:
 The following allocated areas with development capacities indicated: -
- **Paragraph 6. Ferry Road** – 2 ha./10 dwellings, low density.
 - **Paragraph 8. Neil Gunn Road** – 1.2 ha./10 dwellings, low density housing.
 - **Paragraph 9. Strathpeffer Road** - 0.6 ha./12 dwellings (part of the allocation only as the remainder has planning permission.)
- (4) Business and industrial development at **Docharty Road Industrial Estate**, as per **paragraph 11** of the Dingwall statement, where approximately 12 ha. of land remains.

6.2 The Council shall seek developer contributions in respect of any development within the settlement boundaries. However, the following categories of land are specifically excluded: -

- (i) sites with the benefit of extant planning permission issued prior to the date of approval of this Supplementary Guidance by the Ross and Cromarty Area Planning Committee; and;
- (ii) ground allocated for open space, for which no contribution will be levied where development occurs in accordance with the provisions of the Local Plan and the extant consent.

7. CALCULATION OF CONTRIBUTIONS

Background

- 7.1 A common denominator has been established as the basis for developer contributions by individual parties. The formulae for calculating contributions towards Phases 3 and 4 of the Inverness Southern Distributor Road (SDR) were based upon the amount of floorspace expected on completion of approved developments. This was considered to be the fairest way of accounting for differences in density and house types, and between residential and non-residential uses.
- 7.2 For residential development, the level of contribution reflects the estimated total floorspace created for each development area expressed in square metres. The initial stage in calculating contributions relative to the Inverness SDR assessed average densities for various built housing developments. The establishment of the character of development anticipated on individual sites informed individual calculations (see Table 1).
- 7.3 For retail/commercial leisure, business/office/industrial and community/special uses, the levels of contribution are commensurate with the demand which they place on the adjoining roads infrastructure. Accordingly, this formula allows for the conversion of various land allocations into residential floorspace equivalent figures (also expressed in square metres) using scaling factors or multipliers based on levels of traffic generated by different uses (see para. 7.14 and Table 3 below).
- 7.4 Paras. 7.5. to 7.15 below set out the principles for calculating residential floorspace and *residential floorspace equivalent* figures for all allocated land to which individual Minutes of Agreement will refer.

Residential Development

- 7.5 Residential land allocations provide for a variety of houses and flats to meet various needs and demand. There is a relationship between house type/size and density (no. of houses per ha.) and plot ratio (ie. the proportion of built floorspace on all floors to total curtilage area). The Inverness SDR formula analysed three existing developments across the city – detached/low, mixed/medium and flatted/high density hence the conversion rates in Table 1 below. Similar densities were found in a sample of housing developments in Dingwall.

Table 1: Density Range and Average Floorspace

Density (houses/ha.)	Ave. floorspace per house (sq m.)
0 – 4	160
5 – 9	100
10 – 14	95
15 – 19	90
20 – 24	80
25 – 29	70
30 – 34	60
35 - 40	50

- 7.6 The total floorspace expected to derive on completion of development for each site allocated in the Local Plan for residential purposes is calculated by multiplying the site capacity (no. of houses) by the

average floorspace per house. Table 4.1 summarises all residential allocations in these terms, according to the individual development areas indicated.

Retail/Commercial Leisure Development

- 7.7 Land considered suitable in principle for retail/*commercial* leisure purposes embraces land identified in the Local Plan with potential for commercial, retail and tourist uses at the Old Academy East of Tulloch Street (see para. 4) and at Riverside (para. 19).
- 7.8 Without prejudice to the Council’s decision, the current planning application for Class 1 retail development on the site of the former Four Seasons building (05/00841/OUTRC) proposes 1951 sq. m. in two units on a 0.96 ha. site. For the purposes of calculations made in this Annex, this is almost equivalent to the ratio of 2000 sq. m. per ha. applied in Inverness and includes allowances for parking, servicing and landscaping/amenity space. This ratio should also apply to any as yet unspecified commercial leisure uses in this and the Riverside area.
- 7.9 The total floorspace deriving from completed development on each site specifically indicated in the Local Plan with potential for retail/commercial leisure purposes is calculated by multiplying that site area (ha.) by the average floorspace per ha. for appropriate uses (see Table 4.2).

Business/Office/Industrial Development

- 7.10 Land considered suitable in principle for business/office/industrial use embraces all land allocated in the Local Plan for business/industry at Docharty Road and the potential for business/office uses at the Old Academy East of Tulloch Street (see para. 4) and at Riverside (para. 19). Business park land north of Strathpeffer Road, which has the benefit of planning permission for servicing but where buildings have yet to be erected, is excluded from the calculations.
- 7.11 Existing nearby developments of similar character at Strathpeffer and Docharty Roads have been used to establish average plot ratios in this category (expressed as floorspace per ha, see Table 2). This is calculated by dividing the built floorspace by the site area.

Table 2: Applied Plot Ratio for Business/Office/Light Industrial Development

Development/Use	Average Floorspace per ha.
Industrial	2500
Business/office	1550

- 7.12 The total floorspace expected to derive on completion of development for each site allocated in the Local Plan for business and industrial purposes or with potential for office use is calculated by multiplying the site area (ha.) by the average floorspace per ha. (see Table 4.2).

Community/Special Uses Development

- 7.13 Land considered suitable in principle for community use embraces land allocated for a mix of uses at the Old Academy East of Tulloch Street (see para. 4) and at Riverside (para. 19). The floorspace assumed for each area is 500 sq. m.. Each equates to the size of a large health centre/surgery, modern church complex or visitor centre.

Scaling Factors: Calculating Residential Floorspace Equivalent

- 7.14 The formulae in 7.7 to 7.13 above provide a basis for calculating potential floorspace deriving from different non-residential developments. However, since the intensity of traffic generation associated with these varies considerably, *scaling factors or multipliers* have been introduced to *arrive at residential floorspace equivalents* to ensure contributions fairly reflect such circumstances. Scaling

factors are based on daily traffic generation rates (TRICS database) and Council parking standards per 100 sq. m. of floorspace as indicated in Table 3.

Table 3: Scaling Factors to Convert Non-residential Uses to the Residential Floorspace Equivalents

Use	Daily Trips / 100 sq. m.	Parking Spaces/ 100 sq. m.	Scaling Factor or Multiplier Applied
Residential	7.7 (per house)	2 (per house)	1
Retail/Commercial Leisure	113.0	10	10
Business/Office/Industrial	10.0	3	1.5
Community/Special Uses	67.0	10	7

- 7.15 The residential floorspace equivalent for retail/leisure, office/industry and community uses for each development site is calculated by multiplying the potential floorspace figure from development by the appropriate scaling factor or multiplier in Table 3 above.

Development Potential

- 7.16 Table 4.1 summarises the development potential of land either allocated solely for housing or which includes housing as part of a mixed development in the Local Plan. Dingwall North comprises some 36 hectares allocated with potential for 400 to 450 houses in the Local Plan. This gives a gross density range of 11.1 to 12.5 dwellings per hectare. While this seems low, account is taken of the need for woodland safeguarding and setback areas, power lines, a trunk water main and the fact that some of the land is very steep. However, there may be an opportunity to modify the individual capacities/ densities across the land for detailed or reserved matters approvals.

Table 4.1: Residential Development Potential (Feb 2005)

LP ref	Location	Gross site area (ha.)	No. of dwellings	Density - dwellings/ha.	Ave. floorspace /dwelling (sq. m.)	Residential floorspace (sq.m.)
4	Land East of Tulloch Street (TC redevt)	1.9+	95 (flats)#	up to 50	50	4750
6	Ferry Road	2	10	5	100	1000
7	Gardners, Station Road	0.2	12	60	50	600
8	Neil Gunn Road	1.2	10	8.3	100	1000
9	Strathpeffer Road (additional land)	0.6	12	20	80	960
16(a)	N of Craig Wood	5.6	40	7.1	100	4000
16(a)	E of Tulloch Castle Drive (THC/ Roy Homes II)	7.1	110	15.5	90	9900
16(a)	W of Tulloch Square	0.24	15	60	50	750
16(a)	W of Tulloch Castle Drive	6	95	15.8	90	8550
16(a)	NE of Chestnut Road	5	80	16	90	7200
16(a)	Drynie	13	100	7.7	100	10000
16(b)	W of Docharty Road	7	110	15.7	90	9900
19	Riverside	1.5+	40 #	up to 60	50	2000
	TOTAL ALL SITES	51.3+	729	14.2	90	60610

from Dingwall Traffic Study

- 7.17 Table 4.2 summarises the development potential of land either allocated solely for business or industry or which includes potential for office, retail and community as part of a mixed development in the Local Plan.

Table 4.2: Development Potential – non residential uses (Feb 2005)

LP ref	Location	Gross site area (ha.)	developed floorspace / ha.	Potential floorspace (sq.m.)	Scaling Factor or Multiplier	Residential FSE (sq.m.)
4	Land East of Tulloch Street (TC redevt) - retail	n/a	n/a	2000	10	20000
4	Land East of Tulloch Street - office	n/a	n/a	3000	1.5	4500
4	Land East of Tulloch Street - community	n/a	n/a	500	7	3500
11	Docharty Road Industrial Estate	12	2500	30000	1.5	45000
19	Riverside - retail	n/a	n/a	1500 #	10	15000
19	Riverside – community /special uses	n/a	n/a	500	7	3500
19	Riverside – business/industry	n/a	n/a	1500	1.5	2250
	TOTAL ALL SITES	n/a	n/a	39,000	n/a	93,750

from Dingwall Traffic Study

- 7.18 Based on the calculations in Tables 4.1 and 4.2, the estimated total residential floorspace and residential floorspace equivalent of development land in Dingwall for all uses is 154,360 sq.m.

Procurement and Construction Costs

- 7.19 The Council's required developer contribution per sq. m. of residential floorspace and residential floorspace equivalent is calculated by dividing the cost of essential road infrastructure and education facilities by the total floorspace (see Table 5). Consultation with colleagues in the Transport, Environment and Community and the Education, Culture and Sport Services has determined that this Schedule be formulated on the basis of the following priorities: -
- The Kinnairdie Link Road (KLR) to be constructed between Newton Road and Strathpeffer Road will provide capacity for traffic growth associated with development.
 - The expansion of Dingwall Primary School to provide two new classrooms.
- 7.20 Notwithstanding that these priorities arise on account of the developments anticipated in the various tables they are priorities for which the Council would normally have a direct responsibility and it will be necessary to account for these in future Capital Programmes. Over the years, the Council has acquired various parcels of land along the line of the Kinnairdie Link Road. A further input from the Council shall be £500,000 (see 7.21 below)
- 7.21 The need for the KLR to provide capacity for traffic growth associated with development was confirmed in a transport and traffic study carried out in 2003. The KLR is estimated to cost £2 million in two phases, each costing £1 million; Phase 1 Newton Road – Back Road/Bridgend; Phase 2 Back Road/Bridgend to Strathpeffer Road. The Council's input of £500,000 indicated in the TECS Capital Plan for 2008/09 is to the whole scheme. The construction of a new access to the new Dingwall Academy from Newton Road will comprise part of the first phase of the KLR. This is estimated at £100,000 and is the responsibility of Alpha Schools, the PPP2 contractor. This leaves £1,400,000 to be met by contributions required from landowners/ developers.
- 7.22 The need for the primary school expansion takes account of the likely pupil product from new housing (normally 1 child for every 5 to 7 houses). It also accounts for the projected decline in the roll from demographic changes in the existing population.

Table 5: Infrastructure and Facilities Developer Contributions per sq. m.

Description	Estimated Cost *	Developers contributing	Res. FSE contributing	Cost/sq. m. of RFSE
1. Kinnairdie Link Road Phase 1	£650,000	all	154,360	£9.07
2. Kinnairdie Link Road Phase 2	£750,000			
3. Primary school expansion	£350,000	residential	60,610	£5.77
Total	£1,750,000			

* Full detailed design and costing (including inflationary rises in building costs) and the detailed development potential of the land need to be clarified to confirm the actual levels of contribution. This includes adjustments accounting for inflationary rises in building costs applied as a result of annual review of projects based on the Price Adjustment Formula for Construction Contracts.

Calculation of Contributions by Land Allocations/Development Areas

7.23 The **actual** contribution by individual landowners/developers is calculated by multiplying the *development contribution per sq. m.* (Table 6) by the total *residential floorspace equivalent* for all developments as defined under each grant of planning permission in the context of the Agreement to which this schedule is part. Tables 7.1 and 7.2 indicate the amount attributable to each development area.

Table 6: Contributions by Use Type Accounting for Scaling Factors

Use	Total amount/sq.m. of residential FSE	Scaling factor or multiplier	Breakdown of costs/sq.m. of actual floorspace	
			KLR/road improvements	Prim. school expansion
Residential	£14.84	1	£9.07	£5.77
Retail/Commercial Leisure	£9.07	10	£90.70	0
Business/Office/Industry	£9.07	1.5	£13.60	0
Community/ Special Uses	£9.07	7	£63.49	0

Table 7.1: Residential Development Potential applying cost /sq. m. from Table 6

LP ref.	Location	No. of dwellings	FSE	Total contribution @ £14.84/sq.m
4	Land East of Tulloch Street (TC redevt)	95 (flats)#	4750	£70,490
6	Ferry Road	10	1000	£14,840
7	Gardners, Station Road	12	600	£8,904
8	Neil Gunn Road	10	1000	£14,840
9	Strathpeffer Road (additional land)	12	960	£14,246.40
16(a)	N of Craig Wood	40	4000	£59,360
16(a)	E of Tulloch Castle Drive (THC/ Roy Homes II)	110	9900	£149,916
16(a)	W of Tulloch Square	15	750	£11,130
16(a)	W of Tulloch Castle Drive	95	8550	£126,882
16(a)	NE of Chestnut Road	80	7200	£106,848
16(a)	Drynie	100	10000	£148,400
16(b)	W of Docharty Road	110	9900	£149,916
19	Riverside	40	2000	£29,680
	TOTAL ALL SITES	729	60610	£905,452.40

Table 7.2: Development Potential – non residential uses applying cost /sq. m. from Table 6

LP ref	Location	Potential floorspace	Cost /sq.m.	Total contribution
4	Land East of Tulloch Street (TC redevt) - retail	2000	£90.70	£181,400
4	Land East of Tulloch Street - office	3000	£13.60	£40,800
4	Land East of Tulloch Street – community/special uses	500	£63.49	£31,745
11	Docharty Road Industrial Estate	30000	£13.60	£408,000
19	Riverside - retail	1500	£90.70	£136,050
19	Riverside – community/special uses	500	£63.49	£31,745
19	Riverside - business/industry	1500	£13.60	£20,400
	TOTAL ALL SITES	39,000	-	£850,140

Changes to Existing Buildings or Established Uses

7.24 The requirement to make a developer contribution will be considered for any other development which requires the grant of planning permission where it significantly intensifies the use of a building or land. Such development will be considered on a case by case basis and informed by consultations with the roads and education authorities. With the exception of small scale domestic extensions, where net additional floorspace is created, consideration will be given to the requirement for a developer contribution for new buildings and redevelopment, conversion or extension of existing buildings or established uses. The contribution required will be based upon the **net additional residential floorspace equivalent** and application of the formula indicated in Table 6 above. Some examples are given in Table 8 below.

Table 8: Examples of changes to existing buildings or established uses creating net additional residential floorspace equivalent

Existing Use	Dwelling house	Warehouse & yard	Dwelling house	Shop	Flats	Dwelling house used as B&B	Meeting hall
Existing floorspace (sq. m.)	150	1000	150	300	200	150	200
Scaling factor or multiplier	1	1.5	1	10	1	1	7
Residential floorspace equivalent (RFSE) (sq. m.)	150	1500	150	3000	200	150	1400
Proposed use	New house in garden	Redevelop for flats (30 x 60 sq. m.)	Convert to doctors' surgery	Extension of 180 sq. m.	Convert to offices	5 bedroom extension for B&B – 120 sq. m.	Redevelop as public house & restaurant (300sq. m)
Scaling factor or multiplier	1	1	7	10	1.5	1	10
Proposed RFSE (sq. m.)	100	1800	1050	1800	300	120	3000
Net additional RFSE (sq. m.)	100	300	900	1800	100	120	1600
Contribution per sq.m. of RFSE	£14.84	£14.84	£9.07	£9.07	£9.07	£14.84	£9.07
Total contribution	£1,484	£4,452	£8,163	£16,326	£907	£1780.80	£14,512

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