

DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT

(Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 The purpose of this report is to update Cabinet on the outcomes of the recent consultation on the 'Draft Developer Contributions Supplementary Planning Document' (SPD) and, subject to the views of the Overview and Scrutiny Panel (Environmental Wellbeing) and Development Management Panel, to recommend that Cabinet adopts the amended, finalised SPD.

2. BACKGROUND

- 2.1 The Developer Contributions SPD sets out the Council's framework for securing planning obligations from new developments that require planning permission. The SPD is supplementary to the adopted Huntingdonshire Core Strategy, particularly Policy CS10 "Contributions to Infrastructure Requirements".
- 2.2 The SPD is complementary to the 'Huntingdonshire Community Infrastructure Levy - Draft Charging Schedule' (CIL) which was subject to a preliminary consultation at the same time as the SPD, and is to be subject to a further statutory consultation process in November / December 2011 leading to an Examination in Public by Spring 2012. Three of the Government's tests for planning obligations are now statutory for developments that are capable of being charged CIL. Therefore, planning obligations in Huntingdonshire, where a CIL charge is to be introduced, must be:
1. Necessary to make a proposal acceptable in planning terms
 2. Directly related to the proposed development
 3. Fairly and reasonably related in size and type to the proposed development
- 2.3 The SPD provides policy guidance for securing Section 106 planning obligations for the following range of site related infrastructure:
- Affordable housing
 - Green space
 - Footpaths and access
 - Health
 - Community facilities
 - Library and life long learning facilities
 - Education and schools (inc Early Years and Children's Centres) provision
 - Residential wheeled bins

2.4 The SPD also outlines a range of site related infrastructure requirements for which planning obligations would be negotiated, in accordance with the three statutory tests, including:

- Social and economic inclusion projects
- Revenue services gap funding
- Indoor sports facilities
- Public realm, including art, environmental improvements and heritage initiatives
- Carbon off-setting
- Biodiversity
- Waste management
- Archaeology
- Transport and highways

3. CONSULTATION OUTCOMES

3.1 The 'Draft Developer Contributions SPD' was subject to a widespread public consultation for a 6 week period between 25th July 2011 and 9th September 2011. A total of 179 representations from 29 respondents were received. The key themes raised within the representations were:

- Impacts on development viability
- Linkages with the proposed Community Infrastructure Levy
- Clarifications on the evidence base used to inform the SPD
- Involvement of Parish Councils in considering planning obligations
- Disagreement with the justification and scale of a proposed planning obligation administration charge
- Clarifications on the scope for contributions on a range of infrastructure types including green space, informal and formal open space, sports and playing field provision, transport, affordable housing, education, sustainable drainage systems, flood risk management, biodiversity measures, health provision, police contributions, sports and physical development officer contributions, community development officer contributions
- Links with Section 278 Highways Agency projects

3.2 The detailed representations and related officer comments are contained in the Consultation Statement at Appendix A.

3.3 A range of minor amendments have been incorporated into the finalised SPD in line with the officer comments. In addition, the proposed administrative charge structures have been reviewed and reduced, and proposed contributions towards police facilities, sports and physical development officers, and community development officers have been removed. Consequently, it is considered that the amended, finalised SPD is fit for purpose. The amended, finalised SPD can be found at Appendix B.

4. NEXT STEPS

- 4.1 Following adoption of the SPD, a formal Adoption Statement and the Adopted SPD need to be published on the Council's website. The SPD will then be used within the Development Management process to ascertain the level of planning obligations required for new developments in the District. When the CIL is adopted, the SPD will be used in conjunction with the CIL Charging Schedule to ascertain developer contributions.

5. CONCLUSIONS

- 5.1 The Developer Contributions Supplementary Planning Document provides a robust basis for securing developer contributions through the Development Management system. The adopted SPD will be used in conjunction with the Huntingdonshire Community Infrastructure Levy – Charging Schedule which is likely to be subject to an Examination in Public by Spring 2012.

6. RECOMMENDATION

- 6.1 It is recommended that Cabinet adopts the 'Developer Contributions Supplementary Planning Document' (attached at Appendix B).

BACKGROUND PAPERS

Huntingdonshire Core Strategy: September 2009

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