
TITLE: SUPPLEMENTARY PLANNING DOCUMENT ON DEVELOPER CONTRIBUTIONS

Committee: Development and Transport Committee

Date: 19th February 2013

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[M345]

1.0 ISSUE

1.1 To consider the adoption of the Supplementary Planning Document on Developer Contributions, following public consultation in January/February 2013.

2.0 RECOMMENDATION(S)

2.1 Please note that the consultation period on the Draft Supplementary Planning Document closes on the 11th February (after the Committee papers have been sent out). Details of responses and recommended changes to the Draft SPD will be sent to Members of the Committee prior to the meeting on the 19th February.

2.2 It is recommended that:

- i. Members consider any recommended changes to the Draft Supplementary Planning Document and note the results of the consultation (Appendix 1 to follow this report).
- ii. The revised Supplementary Planning Document on Developer Contributions (Appendix 2 to follow this report) is recommended for adoption to Full Council, subject to any further amendments Members may wish to make.
- iii. That any subsequent changes to the SPD prior to Full Council are approved by the Head of Planning and Sustainable Development, in consultation with the Chairman of this Committee.

3.0 BACKGROUND/OPTIONS

3.1 The District Council's current approach to planning obligations is set out in a Supplementary Planning Document (SPD), which was adopted in October 2011. There is a need to review this document following the adoption of the District Council's Community Infrastructure Levy (CIL) Charging Schedule which came into effect on the 1st February 2013.

3.2 The purpose of the revised SPD is to explain the Council's new approach to planning obligations, and to clarify the relationship between planning obligations (Section 106 agreements) and the CIL Charging Schedule. The revised Draft SPD on Developer Contributions was considered by this Committee in January 2013, and approved for public consultation purposes.

4.0 ARGUMENTS/CONCLUSIONS

4.1 Consultation on the Draft SPD has taken place over a 4 week period from 14th January to 11th February 2013. As at 8th February a total of 8 individuals and organisations have responded making a total of 21 comments.

4.2 A report setting out the comments received on the Draft SPD and recommended changes to the content of the SPD will be sent to members of the Development and Transport Committee prior to the meeting on the 19th February. Members will need to consider the changes recommended by officers to the content of the SPD and whether they agree that the revised document should be adopted as a SPD at the Full Council meeting on the 21st February.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 The amount of monies secured by the District Council through planning obligations will reduce as a result of the introduction of the Community Infrastructure Levy. However, the overall amount of money secured from developers from both CIL and S.106 is likely to be broadly similar to that secured in recent years. The key change is that the Council will have greater flexibility to pool CIL monies to spend on strategic infrastructure schemes and to target spending on essential projects.

6.0 APPENDICES

6.1 Appendix 1 - East Cambridgeshire Draft SPD on Developer Contributions (January 2013) – to follow

6.2 Appendix 2 - Summary of responses to the Draft SPD on Developer Contributions (January 2013) – to follow

Background Documents**Location****Contact Officer**

East Cambridgeshire
Draft SPD on Developer
Contributions (January
2013)

Room 012
The Grange
Ely

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