

REPORT TO PLANNING COMMITTEE

DEVELOPER CONTRIBUTIONS FINAL DRAFT

SUPPLEMENTARY PLANNING DOCUMENT



Report Reference PL-23-07
Meeting Date 27th November 2023
Agenda Item 9
Prepared by Planning and Facilities Officer

1.0 BACKGROUND

Supplementary Planning Documents add further detail to policies contained within the development plan and are used to provide guidance on specific sites or particular issues. SPDs do not form part of the adopted development plan but they are a material planning consideration in decision taking.

The Final Draft Developer Contributions SPD builds upon existing development plan policies found in the Cheshire East Local Plan Strategy (adopted July 2017) and 'saved' policies within previous Local Plans. The purpose of this SPD is to provide information about the provision of and/or contributions towards infrastructure, facilities and services for the plan area, set out the circumstances where infrastructure provision, including financial contributions, will be sought through planning obligations.

The SPD updates, consolidates and sets out Cheshire East Council's approach to developer contributions in a single Planning Obligations SPD for the Borough. It provides guidance in relation to a range of policies that may require a contribution from development. It is designed to assist prospective developers and other stakeholders by establishing one document that sets out the approach to determining likely contributions in Cheshire East, based on local evidence of need and in response to mitigating the impact of development.

The link to the document is below.

[Link to: Final Draft Developer Contributions Supplementary Planning Document portal](#)

2.0 PREVIOUS COMMENT

In October 2022 the council considered the draft Developer Contributions SPD and commented the following:

Knutsford Town Council supports the production of the SPD to provide clarity in planning contributions. Cheshire East Council has previously stated its commitment to working with Town and Parish Councils and the Town Council requests reference to this is included within the document to state that where appropriate Cheshire East Council will consult with the town/parish council for the area in advance of the relevant planning committee meeting such that the s106 proposals put to the committee have had local input to ensure they meet local need; this will particularly important for contributions for sports facilities, public open space, play space and green infrastructure where parish/town councils are involved in service delivery.

The final draft document makes no reference to the submitted comments in the document.

3.0 RECOMMENDATION

It is recommended to submit the following comment for the Final Draft Developer Contributions Supplementary Planning Document consultation.

Knutsford Town Council supports the production of the SPD to provide clarity in planning contributions. Cheshire East Council has previously stated its commitment to working with Town and Parish Councils and the Town Council would like to reiterate our previous submission by requesting reference to this statement, and that it be included within the document to state that where appropriate Cheshire East Council will consult with the town/parish council for the area in advance of the relevant planning committee meeting such that the s106 proposals put to the committee have had local input to ensure they meet local need; this will particularly important for contributions for sports facilities, public open space, play space and green infrastructure where parish/town councils are involved in service delivery.