

Executive Board – 11<sup>th</sup> September 2006

Planning Obligations Supplementary Planning Document

Committee comments – in general, committees have noted the draft document and the following particular issues have been raised:

Committee	Officer Response
<b>North Area Committee</b>	
2.10 childrens play areas/sports facilities – ask for paras to be strengthened	Suggested changes to paragraphs 93 and 94 are highlighted in the text
2.15 youth service – ask for para to be strengthened	Suggested change to para 126 is highlighted in the text and other changes made to the section
<b>Central, South West Area Committee</b>	
2.11 public art threshold for non-residential contributions should be reduced	Threshold is stated in the Local Plan so not able to reduce it further as the SPD can only provide further explanation to policies but is not able to change Local Plan policies. <b>No change to document.</b>
2.13 transport should be amended to emphasise cycling and walking	Consider that as drafted: para 114 ‘For the transport in the City to operate effectively, public transport, cycling and walking must represent a high and increasing proportion of trips’. Para 117 ‘contributions should focus on improvements to bus travel, walking and cycling, which minimise access by private car (including the creation of new routes where appropriate)’ and ‘the formula....fully exploits sustainable travel modes ’ already provides sufficient emphasis on cycling and walking as a priority.  In addition, in calculating the standard contribution, priority has been given to all the footpath and cycle routes identified in the Local Plan. <b>No change to document.</b>
Maintenance of trees in landscaping schemes should be increased	This is an issue to be addressed on conditions attached to planning permissions, not planning obligations. <b>No change to document.</b>
<b>North East Area Committee</b>	
Culmulative impact of small developments	See response above – same issue raised at Environment Scrutiny Committee
Need to make clear methods of	Methodology for calculating contributions

calculating contributions	is referred to in each infrastructure section. In addition, background documents will be available setting out methodology for contributions in more detail. <b>No change to document.</b>
Use planning obligations to fund staff to implement infrastructure measures	Staff/consultants time developing infrastructure schemes is a legitimate use of planning obligations provided the work directly relates to the measures secured under the planning obligations. However it could only be justified to employ a member of staff for eg. developing CPZs as long as that member of staff was working on a scheme directly relating to the development. <b>No change to document.</b>
<b>Environmental Scrutiny Committee</b>	
To consider whether anything could be done about the fact that small piecemeal developments were outside of the S106 framework and yet the cumulative effect of these developments on the local infrastructure was very significant	Threshold for residential obligations set at 10 or more dwellings or 0.25ha of land as this was the recommendation of the Local Plan Inquiry Inspector. Applications monitored to ensure applicants do not artificially subdivide sites or propose unacceptable low densities. A balance of dwellings study is currently being undertaken and the situation will continue to be monitored. Taking account of pressure to determine applications within Government targets, consider present threshold should continue – <b>no change to document.</b>