

**Committee:** Cabinet

**Agenda Item**

**Date:** 16 February 2016

**21**

**Title:** Developer Contributions Guidance

**Portfolio Holder:** Cllr Barker

Key decision: **No**

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## Summary

1. At its meeting in September 2015 Cabinet adopted a revised Developer Contributions Guide.
2. It has been necessary to update the document following the approval of the new Housing Strategy. The main thrust of the document remains the same.

## Recommendations

3. To adopt a revised Developer Contributions Guidance, which is in accordance with the updated National Planning Practice Guidance, as a material planning consideration.

## Financial Implications

4. None.

## Background Papers

5. None

## Impact

- 6.

Communication/Consultation	The adopted document will be placed on the website.
Community Safety	No impact.
Equalities	The requirement will affect all equally.
Health and Safety	No impact.
Human Rights/Legal Implications	No impact.
Sustainability	No impact.
Ward-specific impacts	Affects all wards

Workforce/Workplace	To consider as part of planning application process.
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### Situation

7. At its meeting in September 2016 Cabinet adopted a Developer Contributions Guide.
8. The update document takes account of the recently adopted Housing Strategy and updates the references throughout the document and therefore it now takes into account eh recently published Strategic Housing Market Assessment.

### Conclusion

9. It is recommended that the Developer Contributions Guidance be updated to take account of the Strategic Housing Market Assessment and updated Housing Strategy.

### Risk Analysis

10.

Risk	Likelihood	Impact	Mitigating actions
Not all required contributions listed.	1 – The document states that it is not exclusive. Those listed are the main requirements.	1 – Additional requirements from sites can be included.	Carefully considered what is included within document.
Developer does not comply with adopted Guidance.	2 – Developers may challenge the requirements. Clear planning justification lies behind the requirements which will be set out in these instances.	2 – Refusal to comply may result in refusing the application leading to appeal or resubmission.	Publish document so that requirement is clearly set out. Raise through pre-application meetings.
Contributions collected insufficient to cover associated costs.	2 – Historically the contributions collected have not covered the associated costs for the predicted period.	2 – funding therefore needs to be provided from other Council sources to make up difference.	Clearly set out requirements and calculate the contributions required in detail. Refuse to accept transfer of land where contributions

			proposed are deemed to be insufficient.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.