



Knowsley Council

Knowsley Local Plan

Draft Supplementary Planning Document Pre-Production Statement of Consultation

Developer Contributions SPD

January 2016

Pre-production Statement of Consultation

1. Name of Supplementary Planning Document(s)

- 1.1 This document sets out the pre-production consultation for the draft Developer Contributions Supplementary Planning Document (SPD).

2. Requirement for pre-production consultation statement

- 2.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 (referred to as the 2012 Regulations) stipulate in Regulation 12(a) that before adopting an SPD, the local planning authority must prepare a statement setting out:

- i. The persons the local planning authority consulted when preparing the supplementary planning document;
- ii. A summary of the main issues raised by those persons; and
- iii. How those issues have been addressed in the supplementary planning document.

- 2.2 In accordance with Regulation 12(a), this statement lists the persons and organisations consulted in preparing the draft Developer Contributions SPD for formal public consultation (Appendix A) and sets out the responses received and how the issues raised have been addressed in the consultation version of the document (Appendix B).

- 2.3 The draft SPD will be finalised and proposed for adoption by the Council following the conclusion of a formal public consultation period of 6 weeks duration. This statement will be updated to form a complete Regulation 12a Statement of Consultation; the final Statement of Consultation will be published alongside the adoption version of the SPD.

3. Purpose of the Supplementary Planning Document(s)

- 3.1 Knowsley Council adopted the Knowsley Local Plan: Core Strategy on 6 January 2016 and a new set of planning policies immediately became part of the Statutory Development Plan for Knowsley. There are policies¹ within the Core Strategy which relate to developer contributions and the draft SPD which is the subject of this statement has been prepared to supplement these and Policy CS 27: Planning and Paying for New Infrastructure in particular, by providing detailed guidance on how developer contributions will operate in Knowsley.

- 3.2 The draft SPD covers guidance for contributions towards highways and transport, flood risk mitigation, greenspace provision, decentralised energy, education, health and leisure facilities, public realm and design, affordable housing, and other infrastructure.

- 3.3 The guidance in this draft SPD seeks to provide greater certainty at the earliest stages of the planning process, providing a transparent framework outlining the Council's expectations with respect to developer contributions and explaining how they can be met in practical terms. This is in order that the cost implications of developer contributions can be fully taken into account before a planning application is submitted. For developers, this will ensure that they can account for the cost of such contributions when determining the economic viability of their proposed development. The draft Developer Contributions SPD will also help to ensure the Council's legislative compliance with the

¹ Policy CS7 (Transport Networks); CS15 (Affordable Housing); Policy CS21 (Greenspaces and Trees) Policy CS24 (Managing Flood Risk);

Community Infrastructure Levy (CIL) Regulations 2010, particularly around the “pooling” of developer contributions.

- 3.4 Once adopted, the Developer Contributions SPD will be a material consideration in the determination of planning applications and will apply to the scale and type of new development proposed in the Borough in certain circumstances.

4. Preparation and pre-consultation stages of the Supplementary Planning Document(s)

- 4.1 The draft SPD has been prepared by consultants Urban Vision in Greater Manchester, working alongside the Local Plan team at Knowsley Council.
- 4.2 To ensure that the document has been subject to appropriate stakeholder engagement in advance of public consultation, those Council officers who will be technical users of the Developer Contributions SPD were consulted at the pre-consultation stage and provided input into its production (refer to Appendix A for complete list).
- 4.3 This led to revisions to the SPD before the draft version has been proposed for public consultation.

5. Habitats Regulation Assessment (HRA) and Strategic Environmental Assessment (SEA)

- 5.1 The 2012 Regulations do not require a Sustainability Appraisal to be carried out on SPDs. However, under separate regulations, the Council must formally consider (in a "screening document") whether each SPD requires a Habitat Regulation Assessment (HRA) and/or a Strategic Environmental Assessment (SEA). In response, formal screening documents have been prepared to accompany each of the draft SPDs. These documents conclude that the draft Developer Contributions SPD does not require a full HRA or SEA.
- 5.2 The screening documents have been made available alongside the draft SPD for public consultation. Comments on these documents will be invited from the statutory nature conservation bodies, including Natural England and Natural Resources Wales.

6. Availability of Documents (Where and When)

- 6.1 In accordance with Regulation 12(b), 13(c), 35 and 36 of 2012 Regulations, this pre-production consultation statement and the screening documents mentioned in section 5 will be made available for inspection during a 6 week period of consultation from 4 February 2016 until 12 noon on 17 March 2016. Documents can be viewed:
 - [online \(at www.knowsley.gov.uk/localplan\)](http://www.knowsley.gov.uk/localplan)
 - Hard copies available to view at Council One Stop Shop receptions and Libraries².

² <http://www.knowsley.gov.uk/residents/building-and-planning/local-plan/live-consultations/consultation-on-core-strategy>

7. How to comment on the Draft SPD

- 7.1 The Council welcomes responses during the consultation period up to 17 March 2016 by the following methods:

Post: Local Plan Team
Planning Services
Archway Road
Huyton
Knowsley
L36 9FB

Email: localplan@knowsley.gov.uk

- 7.2 In accordance with Regulation 36 (3), the Council may make a reasonable charge if a request for hard copy of the Draft SPDs is made. No charge is made for downloading them from the Council's website or for inspecting them at any of the locations mentioned in 6.1 above.

8. Next Steps

- 8.1 Following the formal public consultation on the draft SPD, all comments received will be considered and reflected in the final SPD where appropriate. The final documents will then be subject to Council approval for adoption as an SPD. The SPD will then be used as part of the planning policy framework in the determination of planning applications. This Pre-Production Consultation Statement will be updated to form a Consultation Statement which will include a summary of responses received; this will be published alongside the adopted SPDs.

Appendix A: List of those consulted

The following services within Knowsley Council were consulted and invited to make comment on the pre-draft consultation version of the SPD:

- Head of Planning
- Group Manager (Development)
- Development Management Team Manager and officers
- Planning Obligations Monitoring Officer
- Group Manager (Highways)
- Principal Engineer (Highways Development Control)
- Group Manager (Housing)
- Public Open Spaces Manager
- Senior Solicitor (Legal Services)

It should be noted that not all of those invited to make comments did so.

Appendix B: Responses to pre-consultation draft Developer Contributions SPD

Respondent	Organisation	Summary of issues raised	Action
Development Management Team Manager	KMBC	Numerous queries in respect of the presentation, structure and content of the document.	Tracked changes incorporated where appropriate.
Planning Obligations Monitoring Officer	KMBC	Numerous queries in respect of the presentation, structure and content of the document.	Tracked changes incorporated where appropriate.
Group Manager (Highways)	KBMC	No substantive issues raised; queries in respect of the use of certain terminology and minor points of accuracy were clarified at meetings.	N/A
Public Open Spaces Manager	KMBC	No substantive issues raised, but sought clarification on whether semi natural and woodland can be classed as amenity greenspace, as long as this is accessible.	Clarified in notes for Figure 4.5.
Senior Solicitor (Legal Services)	KMBC	Concern over the content of para 5.16 with respect to monitoring and legal fees.	Reference to monitoring and legal fees removed from para 5.16.