

Developer Contributions SPD: Schedule of Modifications

The following table identifies all of the modifications made to the draft SPD as published for public consultation.

Reference	Section /Paragraph number	Modification (deleted text has strikethrough ; <u>new text is underlined</u>)
1	Front cover	<u>New front cover added</u>
2	Title	Staffordshire Moorlands Draft Developer Contributions Supplementary Planning Document
3	Footer	<u>Adopted October 2023</u> Draft May 2023
4	1.6	...This will assist stakeholders in the development process, including planning officers, developers, service providers, , councillors, <u>town/parish councils</u> and members of the public.
5	2.11	This SPD has also considered <u>the Integrated Transport Strategy for Staffordshire Moorlands and the Staffordshire Education Infrastructure Contributions Policy</u> which is updated on a regular basis.
6	3.9The preferred index that will be <u>is currently</u> used is the All Items Group (item reference CHAW) of the Retail Prices Index published by HM Government Office of National Statistics, <u>or for health care contributions the All In Construction Tender Price Index as published by the Building Cost Information Service (TPI)</u> . During any period when no such index exists, the index which replaces it or is the nearest equivalent will be used.
7	3.12	(For clarification) <ul style="list-style-type: none"> • Critical on and off-site infrastructure needed to achieve the development of the site (e.g. highways, open space, sewer/drainage, nutrient mitigation’.
8	4.2	...Where there is a need for affordable housing, planning policies should specify the type of affordable housing required and expect it to be met on site unless . <u>The NPPF sets out where exceptions to this are considered appropriate.</u> <ul style="list-style-type: none"> • off-site provision or an appropriate financial contribution in lieu can be robustly justified; and • the agreed approach contributes to the objective of creating mixed and balanced communities.
9	4.3	(add to end of paragraph) <u>If a proposed scheme is considered to fall within Use Class C2 (residential institutions) there will not be a requirement for affordable housing.</u>
	4.5Percentages will be rounded to the nearest whole unit. <u>If the affordable housing contribution is not a whole number; up to 0.49 will be rounded down, whilst 0.5 and above will be rounded up to the nearest whole number</u> with the table below providing a guide to the affordable housing requirements for sites of different sizes.

10	<u>New paragraph after 4.5</u>	<p>Government guidance allows local authorities to set local eligibility criteria to enable First Homes to work effectively in the area, although these only apply for a maximum of three months of marketing. To align with our existing approach to affordable housing, we will therefore require purchasers (at least one person within the household) of First Homes to have a local connection to the District (including priority for defined key workers*) in line with the following criteria:</p> <ul style="list-style-type: none"> - <u>Being a current resident of the District;</u> - <u>Permanently employed within the District; or</u> - <u>Needing to move to take up employment within the District.</u> <p><u>*as defined by ONS</u></p>
11	4.9	<p>Policy H1 (New Housing Development) refers to applies the nationally described space standards (NDSS) set out the Technical Housing Standards requirements (DLUHC,2015) ⁽⁹⁾ for internal space within new dwellings across all tenures. Individual dwelling types are expressed with reference to the number of bedrooms and the number of bedspaces (or people) that can be accommodated within these bedrooms. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy. In order to comply with space standards (Policy H1) and maximise the number of affordable housing bedspaces, dwellings should aim to provide larger bedrooms to allow greater flexibility and better living conditions for their occupants. For example, providing a 2 bedroom, 4 person dwelling rather than a 2 bedroom 3 person dwelling; and a 3 bedroom 5 person dwelling rather than a 3 bedroom 4 person dwelling. Provision of bedspaces should meet the identified needs, as set out in the Strategic Housing Market Assessment (SHMA) or successor document, supported by annual monitoring of provision and/or latest evidence on housing need. RP's will expect proposals to meet the NDSS; therefore, the S106 will require all affordable housing to meet NDSS requirements.</p>
12	4.10	<p>The Council expects all developers to ensure that they identify a Registered Provider (RP) (10) to support the delivery of affordable housing on site as soon as possible in the development process. If the Council requests, the landowner/developer shall endeavour to provide evidence of the financial and management capabilities of the proposed Registered Provider(s). RP's will be required to own and manage the affordable housing units directly.</p>
13	4.11	<p>(Add to end of paragraph) <u>A vacant building is considered to be a building that has not been in continuous use for any 6 month period during the last 3 years. This means the whole building must have been vacant, not just a single planning unit or part of the building. The building must be vacant at the time the application is validated for the VBC to be applied.</u></p>
14	4.12	<p>Affordable housing contributions will be sought for any additional increase in floorspace, which will be calculated in the same way as any other development. 'A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant</p>

		vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation (PPG). <u>A worked example is provided in Appendix 1.</u>																													
15	4.13	Satisfactory evidence should be provided to demonstrate that the site meets the definition of ‘previously developed land’ in the NPPF. VBC will only apply when in the Council’s opinion the building has <u>not</u> been abandoned, the assessment for which will take into consideration the following factors:.....																													
16	4.17	(sixth bullet) Local Football Facility Plan (2018)																													
17	Table 2	<p>(For clarification)</p> <table border="1"> <thead> <tr> <th>Nature of open space</th> <th>Provision required in hectares per 1,000 population</th> <th>Standard per new dwelling m²</th> <th>Cost per m² *</th> <th>Contribution per dwelling</th> </tr> </thead> <tbody> <tr> <td>Amenity Greenspace</td> <td>0.6</td> <td>14</td> <td colspan="2">To be provided on site by the developer.</td> </tr> <tr> <td rowspan="2">Equipped children’s play</td> <td rowspan="2">0.08</td> <td rowspan="2">1.8</td> <td colspan="2">a) To be provided on site by the developer <u>or</u></td> </tr> <tr> <td>b) £83.10</td> <td>Off-site contribution £149.60</td> </tr> <tr> <td rowspan="2">Allotments</td> <td rowspan="2">0.1</td> <td rowspan="2">2.3</td> <td colspan="2">a) To be provided on site by the developer <u>or</u></td> </tr> <tr> <td>b) £16.60</td> <td>Off-site contribution £38.20</td> </tr> <tr> <td>Parks and Gardens</td> <td>0.14</td> <td>3.2</td> <td>£23.50</td> <td>£75.20</td> </tr> </tbody> </table> <p><u>*costs are dated January 2023 and are subject to indexation.</u></p>	Nature of open space	Provision required in hectares per 1,000 population	Standard per new dwelling m ²	Cost per m ² *	Contribution per dwelling	Amenity Greenspace	0.6	14	To be provided on site by the developer.		Equipped children’s play	0.08	1.8	a) To be provided on site by the developer <u>or</u>		b) £83.10	Off-site contribution £149.60	Allotments	0.1	2.3	a) To be provided on site by the developer <u>or</u>		b) £16.60	Off-site contribution £38.20	Parks and Gardens	0.14	3.2	£23.50	£75.20
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18	4.23	(Add after last sentence) <u>The Council is due to review the 2017 Playing Pitch Strategy to ensure that demand and requirements for provision continues to be up to date.</u>																													
19	4.30	It is expected that biodiversity and green infrastructure enhancements will generally be secured through planning conditions; however, there may be some circumstances where it will be necessary to ask for specific mitigation or compensation to make a development proposal acceptable as set out in national legislation. Policy NE1 seeks to deliver net gains in biodiversity and by engaging with stakeholders to outline key requirements to strengthen biodiversity in the District, the IDP can help link objectives, strengthen ecological networks and create corridors to ensure effective land management and biodiversity value.																													

		<p><u>Planning obligations could also support blue infrastructure such as de-culverting or daylighting of existing watercourses, enhancement and maintenance of wetland areas or naturalisation of riverbanks.</u></p> <p><u>4.31</u> In accordance with the Environment Act, the developer is required to maintain the enhancement for at least 30 years after the completion of works. The habitat should be delivered on-site; however, where this is not possible offsite contributions or statutory biodiversity credits may be applied. The requirements of Environment Act will be implemented as mandatory in winter 2023; however, the Council will work with developers to proactively encourage that appropriate contributions are sought for Biodiversity Net Gain (BNG) in advance of the 2023 date and in accordance with policy NE1. Discussions will be informed by the Staffordshire Biodiversity Action Plan and with regard to the Staffordshire Moorlands Biodiversity Opportunity Map.</p>
20	4.34	<p>Specific measures will be identified and updated within the IDP that can help provide better connectivity, accessibility, street furniture, public realm, wayfinding etc to promote regeneration and vitality within town centres. <u>A Neighbourhood Development Order (NDO) is being prepared for Biddulph Town Centre which relates to the replacement of shopfronts.</u> Town centre improvements to increase accessibility for people with disabilities may also be sought through S106.</p>
21	4.35	<p>The NPPF outlines the importance of promoting healthy and safe communities, stating that planning authorities should work with delivery partners to plan for required public service infrastructure facilities. <u>Local Plan Policy DC1 sets out guidance for new developments which includes 'designing out crime' and healthy active environments.</u></p>
22	4.42	<p>(after last sentence)..... "<u>Further Information is provided in the Guidelines for Transport Assessments and Travel Plans produced by Staffordshire County Council</u>". https://www.staffordshire.gov.uk/Highways/highwayscontrol/Documents/GuidelinesforTransportAssessmentsandTravelPlansJan.pdf</p>
23	4.45	<p><u>The adopted Staffordshire Moorlands Local Plan recognises the need for an assessment of the cumulative implications of traffic at the A50/A521 junction with planned growth in the neighbouring authorities' Local Plans undertaken at the appropriate time when there is further information regarding details of development (para 8.100).</u> As agreed by all parties and developers, a fair and proportionate cost is to be provided towards <u>Strategic Road Network (SRN) highway infrastructure</u>, and this is calculated through the following approach outlined by <u>National Highways England</u> for each location/junction where mitigation is required.</p> <ol style="list-style-type: none"> 1. <u>Determine the cost of each mitigation scheme required at each location to accommodate the cumulative traffic demands from the Local Plan's growth aspirations.</u> 2. <u>Determine each specific development site's traffic impact on each junction as a proportion of all developments' cumulative traffic impact on each junction.</u> 3. <u>Multiply the cost of improvement at each junction by each development's proportionate impact.</u>

		Firstly, the cost of each mitigation scheme is determined based on the requirements to accommodate the cumulative traffic demands from the Local Plan growth strategy for the area and the impacts of the proposed development. The cost of improvement is then based proportionately on the impact of the proposal. The County Council and National Highways will advise on each application on a case-by-case basis, in delivering a fair and proportionate developer contribution strategy towards highway mitigation.						
24	4.48	(after last sentence)..... <u>Education contributions will continue to be sought for infrastructure that is being built or has completed when the County Council has been required to forward fund.</u>						
25	4.61	Related to the above measures to improve air quality and in order to promote more sustainable transport modes, developments that generate significant demand for travel should provide features such as walking/cycle path linkages or improved access to public transport <u>and encourage modal shift to more sustainable transport modes.</u>						
26	4.65These measures may cover design and maintenance of sustainable drainage systems (SuDS), or flood management features <u>or maintaining and improving (where relevant) an existing flood alleviation scheme (Policy SD5).</u> The Council will expect any flood management measures to be agreed with the Environment Agency (or other relevant authority) and in place prior to occupation of the development if required through S106.						
27	4.67	Planning conditions may be applied when granting permission to ensure that water quality and resources aren't compromised. In certain circumstances, if a condition cannot effectively mitigate the impact of development, it may be suitable to request specific developer contributions to mitigate or compensate the impacts of development on this valuable resource. <u>It may also be appropriate for a S106 agreement to be used to secure a future mains foul sewer connection e.g. where there are capacity problems.</u> Advice will be sought through consultation with relevant statutory bodies to ensure that appropriate measures and contributions are provided.						
28	4.69	<u>There may be further opportunities to benefit the historic environment through works to non-designated heritage assets, public realm improvements, town centre improvements, green infrastructure and open spaces.</u>						
29	<u>Appendix 1</u>	<p><u>Example of vacant building credit calculation</u></p> <table border="1"> <tr> <td><u>Proposal</u></td> <td colspan="2"><u>Housing development of 50 dwellings</u> <u>Affordable Housing requirement 33%</u> <u>The Proposed Gross Internal Floor Area (GIA): 5,000sqm</u> <u>The existing Gross Internal Floor Area (GIFA): 1,000sqm</u></td> </tr> <tr> <td><u>Step 1</u></td> <td><u>Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage (33%)</u></td> <td><u>Affordable housing contribution 50 units x 33% = 17 units</u></td> </tr> </table>	<u>Proposal</u>	<u>Housing development of 50 dwellings</u> <u>Affordable Housing requirement 33%</u> <u>The Proposed Gross Internal Floor Area (GIA): 5,000sqm</u> <u>The existing Gross Internal Floor Area (GIFA): 1,000sqm</u>		<u>Step 1</u>	<u>Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage (33%)</u>	<u>Affordable housing contribution 50 units x 33% = 17 units</u>
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			<u>required by the council's planning policy</u>		
		<u>Step 2</u>	<u>Calculate the amount of existing floorspace, if any, as a proportion of the floorspace provided by the development: E/P x 100 (where E = existing floorspace and P = proposed floorspace)</u>	<u>1,000 sqm / 5,000 sqm x 100 = 20%</u>	
		<u>Step 3</u>	<u>Calculate the amount of AH credit: Step 1 AH units x Step 2 percentage</u>	<u>17 units x 20% = 3 units</u>	
		<u>Step 4</u>	<u>Deduct the AH credit from the policy compliant affordable housing contribution, Step 1 AH number – Step 3 AH credit</u>	<u>17 units – 3 units = 14 units (14 affordable dwellings to be delivered on-site)</u>	