

Planning Obligations and Affordable Housing Supplementary Planning Document First Review

Regulation 17: Consultation Statement

This statement sets out those people who were consulted in the preparation of the Planning Obligations and Affordable Housing Supplementary Planning Document First Review, how they were consulted, what issues they raised and how those issues influenced the preparation of the document.

Consultee	How	Issues raised
Planning officers	Workshops	Need to clarify and simplify document.
Plymouth Regeneration Forum and the Local Agents Forum	Presentation and workshop	Need to support economic recovery.

In addition, further evidence base work has been undertaken to enhance our understanding of infrastructure needs associated with the Growth agenda and economic viability issues, and development activity has been closely monitored.

As a result of this consultation and background work, the following concerns have been addressed:

1. the document has been simplified by removing unnecessary text and publishing all evidence base work in a separate evidence document.
2. the document has been clarified by identifying the planning obligation requirements by Use Class and making clearer the approach to be taken for particular kinds of development, such as student housing and care homes.
3. a user-friendly guide to the implementation of planning obligations in the form of a flow diagram has been included.
4. consideration has been given to the use of floor space rather than bed space for calculating the planning tariff for residential development which would be more in line with the way in which developers value developments and provide a simpler and more consistent approach to tariff calculation.
5. concerns regarding the viability of development given the current level that the tariff is set have been addressed through the continuation of market recovery measures.
6. market recovery measures have been mainstreamed into the Supplementary Planning Document.
7. a protocol has been included to improve the quality of viability information submitted by developers in order to justify a relaxation of planning obligation requirements.