

# Draft Greater Cambridge Planning Obligations Supplementary Planning Document

**To:**

Cllr Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure  
Planning and Transport Scrutiny Committee, 4 November 2024

**Report by:**

Stephen Kelly, Joint Director of Planning  
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**Wards affected:**

All

Director Approval: Stephen Kelly Joint Director of Planning confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

<b>1.</b>	<b>Recommendations</b>
1.1	<p>It is recommended that the Executive Councillor for Planning, Building Control and Infrastructure:</p> <p>A) Agrees the draft Greater Cambridge Planning Obligations Supplementary Planning Document (SPD) (attached at Appendix 1) and accompanying Equalities Impact Assessment (EqIA) (Appendix 2) be subject to public consultation;</p> <p>B) Agree that the preparation of materials and the running of the consultation be delegated to the Joint Director of Planning;</p> <p>C) Agree that any subsequent material amendments prior to consultation be made by the Executive Councillor for Planning, Building Control and Infrastructure, and that any subsequent minor amendments and editing changes that do not materially affect the content prior to consultation be delegated to the Joint Director of Planning in consultation with the Executive Councillor for Planning, Building Control and Infrastructure.</p>

<b>2.</b>	<b>Purpose and reason for the report</b>
2.1	<p>The purpose of the draft Greater Cambridge Planning Obligations SPD is to provide guidance on how the Councils seek to apply planning obligations, through the Section 106 process, to new development proposals. It will supplement Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy of the Cambridge Local Plan 2018 and Policy TI/8: Infrastructure and New Developments of the South Cambridgeshire Local Plan 2018, alongside other policies within the adopted development plans that seek to secure infrastructure necessary to support the needs generated by proposed developments.</p> <p>Over the last two years Greater Cambridge Shared Planning has undertaken an improvement and transformation programme that aims to reduce the end-to-end process time of applications. Earlier this year the service was successful in applying for funding to take forward a series of new specific target areas for 2024 including to accelerate delivery of S106 agreements. The interventions identified include the creation of this draft planning obligations SPD.</p> <p>This report seeks approval to consult on the draft SPD prior to considering its adoption, reflecting regulations governing the adoption of supplementary planning documents.</p>
<b>3.</b>	<b>Alternative options considered</b>
3.1	<p>The option to not review the existing guidance on planning obligations was considered but preparing a new Supplementary Planning Document was deemed the most effective strategy in improving the planning application process as information in the document will support developers and landowners in negotiating, preparing and completing a S106.</p>
<b>4.</b>	<b>Background and key issues</b>
4.1	<p>The draft Greater Cambridge Planning Obligations Supplementary Planning Document (SPD) sets out the approach, policies and procedures taken by Cambridge City Council and South Cambridgeshire District Council in respect of the use of planning obligations. It will supplement policies in the adopted Local Plans, detailing the planning obligations the Councils will seek through section 106 on a range of topics, and providing clarity on the processes that will be followed, with an overall aim to speed up the planning process.</p> <p>In carrying out the completion of the Draft of the Greater Cambridge Planning Obligations SPD, the councils have set clear intentions for the document to:</p> <p>A) Aid the smooth functioning of the planning application process by making developers and landowners aware of the procedures for securing planning obligations, including the provision of affordable housing;</p>

- B) Clarify the types of planning obligations that may be sought depending on the nature of the development proposal and site circumstances;
- C) Clarify the relationship between planning obligations and planning condition; and
- D) Help to deliver good quality sustainable growth across the Greater Cambridge area that accords with the policies and requirements of the Development Plans.

The draft SPD outlines the policy requirements set out in the Local Plans, and the types of obligations likely to arise as a result of applying these. In the document the process of negotiating, preparing, and completing a S106 agreement is outlined.

The draft SPD is split into chapters that set out specific types of infrastructure or obligations that may need to be secured by applying policies of the adopted Local Plans. The types of infrastructure or mitigation applicable is dependent on the land use proposed (residential, commercial, mixed-used), its scale, location and its impacts (environmental, economic, social) both on the immediate and wider area.

The document includes chapters on: Green Infrastructure, Biodiversity, Community Facilities, Social and Community Support Services, Libraries and Life Long Learning, Transport and Highways, Education, Public Art, Burial Space, Public Open Space, Indoor Sports, including Swimming, Public Realm, Waste and Recycling, Emergency Services, Planning Obligations to support local employment and skills, Planning Obligations to support affordable workspace, Public Rights of Way, Healthcare.

The draft SPD will also be taken to South Cambridgeshire District Council Cabinet on Tuesday 5 November 2024 with the same recommendations. If approved, it is proposed that a consultation is undertaken for eight weeks from 28 November 2024 to 24 January 2025, and that the consultation approach reflects the requirements of national regulations and the Greater Cambridge Statement of Community Involvement. When the consultation is complete consultation responses will be considered, and a report brought back to PTSC for consideration and proposed adoption of the draft SPD.

Upon adoption, it is intended to revoke the Cambridge City Council Planning Obligations Strategy SPD 2010, as it will be superseded by this SPD. Specific elements of the South Cambridgeshire Open Space in New Development SPD will be superseded, in particular in relation to costings, but the document overall will remain a material consideration.

The proposed consultation draft SPD has been subject to Strategic Environmental Assessment and Habitats Regulations Assessment screening, and in both cases the requirement for further reassessment was screened out. It has also been subject to an Equalities Impact Assessment.

<b>5.</b>	<b>Corporate plan</b>
5.1	<p>The draft Greater Cambridge Planning Obligations SPD aligns with the visions and strategies as set out in the Cambridge City Council Corporate plan 2022-2027: <a href="#">Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</a></p> <p>Priority 1: Leading Cambridge’s response to climate change and biodiversity emergencies</p> <p>If adopted, the SPD would support the Council in addressing the impacts of development on a range of issues that have climate related impacts including transport and biodiversity. For example, in relation to biodiversity, the SPD sets out the approach to S106 and requirements of Biodiversity Net Gain (BNG).</p> <p>Priority 2: Tackling Poverty and Inequality and helping people in the greatest need</p> <p>The draft SPD seeks to secure mitigation measures from appropriate developments to address impacts to community services and facilities.</p> <p>Priority 3: Building a new generation of council and affordable homes and reducing homelessness.</p> <p>The draft SPD explains the Councils’ approach to the delivery of affordable housing through Section 106 planning obligations. It is supplementary to and expands upon the Local Plan policies for affordable housing, which are set out in the Cambridge City Local Plan (Policy 45) and the South Cambridgeshire Local Plan (Policy H/10 and H/11). It explains how the policies will be applied and provides additional information on what will be expected when dealing with planning applications for development for which an element of affordable housing should be provided.</p> <p>Priority 4: Modernising the council to lead a greener city that is fair for all</p> <p>If adopted, the SPD would support the council in achieving this priority as the document seeks to ensure that sufficient S106 funding is secured to address the impacts of development to make it acceptable in planning terms.</p>
<b>6.</b>	<b>Consultation, engagement and communication</b>
6.1	During the preparation of the draft SPD a range of consultation had taken place with relevant Council Teams, and other organisations, including the County Council.

	The report seeks to agree the draft SPD for public consultation where comments will be invited and considered as part of the final version of the SPD.
<b>7.</b>	<b>Anticipated outcomes, benefits or impact</b>
7.1	If approved, the Planning Obligation SPD will be a material consideration in the determination of planning applications. The SPD will support the Council's in securing infrastructure necessary to provide for the needs generated by new development. It will also improve the process of negotiating, preparing and completing a S106 agreement.
<b>8.</b>	<b>Implications</b>
8.1	<b>Relevant risks</b>
	In the writing of this report consideration was given to the following implications: A) Financial B) Legal C) Equality and socio-economic implications D) Net Zero Carbon, Climate Change and Environmental Implications E) Procurement Implications F) Community Safety Implications All of the implications listed have been considered below.
	<b>Financial Implications</b>
8.2	The draft SPD seeks to provide guidance on how we address planning obligations, which have financial implications. The guidance that has been provided within the document ensures that this is a robust and effective process. There are no fraud risks identified as a result of this report.
	<b>Legal Implications</b>
8.3	There are no legal implications arising from the report. Officers have sought appropriate legal advice from 3C Legal when preparing the draft SPD.
	<b>Equalities and socio-economic Implications</b>
8.4	There are no specific equalities and socio-economic implications of this review. The draft Planning Obligations SPD has been informed by an Equality Impact Assessment.

	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	The draft SPD would seek to secure climate change related mitigation measures from new developments, supporting matters like recycling, sustainable transport, food security, and biodiversity. These could be judged as medium positive.
	<b>Procurement Implications</b>
8.6	There are no procurement implications arising from the report.
	<b>Community Safety Implications</b>
8.7	There are no community safety implications arising from the report.
<b>9.</b>	<b>Background documents</b> <ul style="list-style-type: none"> <li>• <a href="#">Cambridge City Council Planning Obligations strategy SPD 2010</a></li> </ul>
9.1	Upon adoption, it is intended to revoke the Cambridge City Council Planning Obligations Strategy SPD 2010, as it will be superseded by this SPD.
<b>10.</b>	<b>Appendices</b>
10.1	Appendix A: Greater Cambridge Planning Obligation Supplementary Planning Document (Draft for Consultation) 2024  Appendix B: Draft Equality Impact Assessment for the Planning Obligation Supplementary Planning Document  Appendix C: Sustainability Appraisal Screening Report  Appendix D: Habitats Regulations Assessment Screening Report
	To inspect the background papers or if you have a query on the report please contact  James Fisher - S106 Officer Telephone: 01954 713217 <a href="mailto:james.fisher@greatercambridgeplanning.org">james.fisher@greatercambridgeplanning.org</a>  Jonathan Dixon - Planning Policy Manager Telephone: 01954 713194 <a href="mailto:jonathan.dixon@greatercambridgeplanning.org">jonathan.dixon@greatercambridgeplanning.org</a>