

## Anderson J (Jayne)

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**From:** Gaddis, Laura <Laura.Gaddis@southlanarkshire.gov.uk>  
**Sent:** 20 January 2020 15:39  
**To:** Anderson J (Jayne)  
**Subject:** RE: LDP-380-3 Formal Further Information Request ISSUE 011 – ST11 - POLICY 7 COMMUNITY INFRASTRUCTURE ASSESSMENT  
**Attachments:** LDP-380-3 Issue 11 CIA.docx  
**Categories:** LDP-380-3

Good Afternoon Jayne

Please find attached the Councils response to the FIR relating to ISSUE 011 – ST11 - POLICY 7 COMMUNITY INFRASTRUCTURE ASSESSMENT.

Regards,

Laura

Laura M Gaddis  
Planning officer  
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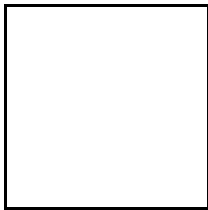
**From:** DPEA <jayne.anderson@scot.gov.uk>  
**Sent:** 09 January 2020 14:16  
**To:** Gaddis, Laura <Laura.Gaddis@southlanarkshire.gov.uk>  
**Subject:** LDP-380-3 Formal Further Information Request

Sir/Madam,

Please find attached a document related to the case: LDP-380-3 - Proposed South Lanarkshire Local Development Plan 2

Regards,

Jayne Anderson



[Case Publication Website](#)

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**PROPOSED SOUTH LANARKSHIRE LOCAL DEVELOPMENT PLAN 2  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND)  
REGULATIONS 2008**

**NOTICE: FURTHER INFORMATION REQUEST 009  
ISSUE 011 – ST11 - POLICY 7 COMMUNITY INFRASTRUCTURE ASSESSMENT**

**Information requested**

The council is requested: to clarify its position with respect to guidance on developer contributions and affordable housing; to explain how it would provide appropriate scrutiny and transparency in relation to guidance associated with SLLDP2; and to address Homes for Scotland's demand that the scope of contributions be set out in the local development plan so that it can be subject to the examination process.

The council should, accordingly, suggest appropriate amended wording in relation to Policy 7.

**Response:**

The currently adopted South Lanarkshire Local Development Plan (SLLDP) sets out the Council's approach to developer contributions in Policy 5 – Community Infrastructure Assessment. The policy states that where a development proposal requires capital or other works to proceed developer contributions will be sought to ensure they are implemented. Paragraph 3.23 of the Plan explains that this is intended to mitigate the direct consequences of a development and goes on to highlight impacts on the road network, education provision, recreation areas and community facilities as being the focus of the policy. The Plan clearly states that developer contributions are not intended to resolve any existing deficiencies. The policy sets out the five tests in Circular 3/2012 that must be met and makes provision for the potential impact of contributions on the viability of proposals to be fully assessed. Policy 5 is accompanied by Supplementary Guidance 4 – Community Infrastructure Assessment which provides more detail on the process involved and sets out the methodology to be used for calculating the level of contributions.

The overall approach towards developer contributions being promoted in South Lanarkshire Local Development Plan 2 is broadly similar to that used in SLLDP and indeed Policy 7 in SLLDP2 mirrors that of Policy 5 in the adopted Plan. The emphasis on ensuring developer contributions does not affect viability of development schemes remains. The key difference is that the Council has taken the view that, as a result of the repeal of Supplementary Guidance in the 2019 Act, it intends to carry out a review of existing Supplement Guidance and produce non-statutory supporting planning guidance. In particular a standalone document on developer contributions will be prepared. As part of this process committee approval will be sought for a draft version of the guidance which will be followed by public consultation. The Council would be happy to engage directly with Homes for Scotland as part of the consultation process. Any representations received as a result of consultation and resulting changes to the guidance will be reported back to committee for approval. In the interim period between SLLDP2 being adopted and the supporting planning guidance being approved it is intended the existing Supplementary Guidance will remain in place for decision making purposes given it has the approval of committee.

As part of the overall review of existing Supplementary Guidance the Council work has started on exploring a formulaic approach to calculating the level of contributions required in relation to community facilities in its broadest terms and includes looking at community halls, sports centres, libraries and pitches. In addition work has started on the preparation of an Open Space Strategy which will help explore the impact of new development on open space provision in terms of whether agreed standards are met which in turn will allow the need and

level of contributions to be sought to address shortfalls. It is expected that the process for approving the Open Space Strategy will be similar to that to be used for the supporting planning guidance.

In terms of Homes for Scotland's desire to see the scope of contributions set out in the local development plan the Council's approach to securing contributions is based on an assessment of the impact on infrastructure on a site by site basis. The detailed methodology for each type of infrastructure is described in SG4. It is not clear if Homes for Scotland are seeking a 'shopping list' to be included in the Plan. However, such an approach would reflect the position at one moment in time and would be unable to respond to changes in circumstances. In contrast the Council's method ensures that the impact of proposals can be identified in real time and as a result contribution levels calculated that accurately reflect the position at that time. The Council encourage pre-application discussions with developers, and this can include exploring financial contributions at an early stage in the process.