

<b>Report to:</b>	Overview and Scrutiny Committee (Regulatory, Compliance and Corporate Services)	<b>Date of Meeting:</b>	Tuesday 1 March 2022
<b>Subject:</b>	Social value from development Supplementary Planning Document		
<b>Report of:</b>	Head of Regeneration and Housing	<b>Wards Affected:</b>	(All Wards);
<b>Portfolio:</b>	Planning and Building Control		
<b>Is this a Key Decision:</b>	N	<b>Included in Forward Plan:</b>	No
<b>Exempt / Confidential Report:</b>	N		

### Summary:

Social value is a term that relates to wider social, environment and economic benefits from decisions. Planning decisions on development proposals can be a key way to secure social value benefits for local people. The Sefton Local Plan already secures a wide range of social value benefits in Sefton. However, there is the scope to look at what areas of social value are currently not being maximised and address this through a Social Value SPD.

### Recommendation(s):

- (1) That the report setting out the proposed scope of the Social Value from Development Supplementary Planning Document be noted.
- (2) To make comments on the suggested scope of the Social Value from Development Supplementary Planning Document.

### Reasons for the Recommendation(s):

For information and to seek wider views on the scope of the proposed Social Value from Development Supplementary Planning Document.

### Alternative Options Considered and Rejected: (including any Risk Implications)

To not produce a Social Value SPD. This would not allow the Council to maximise employment, training and apprenticeship opportunities from new development.

### What will it cost and how will it be financed?

**(A) Revenue Costs**

None

**(B) Capital Costs**

None

**Implications of the Proposals:**

<b>Resource Implications (Financial, IT, Staffing and Assets):</b> None	
<b>Legal Implications:</b> None	
<b>Equality Implications:</b> There are no equality implications. The Social Value SPD itself will have equality implications and these will be set out when approval is sought for that document.	
<b>Climate Emergency Implications:</b>  The recommendations within this report will	
Have a positive impact	N
Have a neutral impact	Y
Have a negative impact	N
The Author has undertaken the Climate Emergency training for report authors	Y

**Contribution to the Council's Core Purpose:**

Protect the most vulnerable: None
Facilitate confident and resilient communities: The Social Value SPD will ultimately look to secure greater access for local people to new jobs and training opportunities
Commission, broker and provide core services: None
Place – leadership and influencer: None
Drivers of change and reform: None
Facilitate sustainable economic prosperity: The Social Value SPD will ultimately look to secure greater access for local people to new jobs and training opportunities
Greater income for social investment: None
Cleaner Greener: None

**What consultations have taken place on the proposals and when?**

**(A) Internal Consultations**

The Executive Director of Corporate Resources and Customer Services (FD.6705/22) and the Chief Legal and Democratic Officer (LD.4905/22) have been consulted and any comments have been incorporated into the report.

**(B) External Consultations**

Not applicable

**Implementation Date for the Decision**

Immediately following the Committee meeting.

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**Appendices:**

There are no appendices to this report.

**Background Papers:**

There are no background papers available for inspection.

## **1. Introduction/Background**

- 1.1 Social Value has become an important principle of how to integrate the needs of communities into the decision-making processes of public and private sector organisations. Often financial considerations can be paramount in decision-making and this can be to the detriment of local people. By embedding the principle of social value within the decision making proves this can help build capacity with local communities, make them more resilient and accepting of change.

## **2. What is Social Value?**

- 2.1 Social value is a broad term but relates to the wider economic, social and environmental benefits that can be secured through decisions or actions. The focus of social value may be different depending on the decision or action that is being considered. For example, the social value benefits you may wish to secure by looking at the way an organisation procures services will likely be different from the social value benefits secured through management of public buildings or through the consideration of a large development proposal. Nonetheless, they will each have maximising economic, social and environmental benefits at their core.

## **3. What is a Supplementary Planning Document?**

- 3.1 Supplementary planning documents (SPDs) are planning documents that can build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are, however, a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development.
- 3.2 Unlike a Local Plan, a supplementary planning document can be approved by the Council without the need for external examination. However, a supplementary planning document must be made available for public and stakeholder engagement prior to its adoption.

## **1. What would a Social Value Supplementary Planning Document cover?**

- 4.1 The Sefton Local Plan set out a range of policies that look to secure benefits that could be considered social value. This includes:

- new housing

The Local Plan (Policy MN1) sets out a requirement to provide over 11,500 homes over the plan period

- affordable housing

The Local Plan (Policy HC1) requires that all housing schemes of 15 homes or more should contribute towards the provision of affordable housing at a rate of 30% of the scheme (15% in Bootle and Netherton)

- 'accessible and adaptable' homes

Local Plan policy HC2 requires that on housing schemes of 50 homes or more, at least 20% of the market homes should be designed to meet Building Regulations M4(2) 'accessible and adaptable dwellings'.

- areas of public open space on new developments

Local Plan policy EQ9 requires that on large housing schemes of 150 or more homes (or on smaller schemes that do not have accessible open space nearby) should have new areas of open space within the development at a rate of 40m<sup>2</sup> of open space per new home. The open space should include new children's play equipment.

- contributions to public transport

Local Plan policy IN2 sets out that new development should be supported by a range of modes of transport. If improvements to public transport are identified as being necessary, these will be secured through a planning condition or obligation.

- contributions towards new primary school places

Local Plan policy IN1 sets out that new development may need additional infrastructure to support local population growth. In some areas the need to expand primary school provision has been identified and how we secure this, and how much, is set out in the Education Contributions Developer note.

- mitigation measures to protect Sefton's coast

Local Plan policy NH2 sets out the need that new development should avoid adverse impacts on Sefton's internationally important nature sites, or, if impacts cannot be avoided, mitigated. The Council have a note for developers which sets out an approach that developers can opt in to demonstrate compliance with this policy and national guidance.

- flood mitigation measures, ecological benefits

Policy EQ8 of the Local Plan sets out how flood risk from and within new developments should be avoided, reduced or mitigated against.

- high quality landscaping

Policy EQ9 of the Local Plan set out that development proposals should incorporate appropriate landscaping schemes, including the provision of new trees. Recently, national guidance introduced the need for new roads to be tree lined.

- high quality design

Policy EQ2 of the Local Plan is a detailed policy looking at various aspects of design including site context, site design and layout, buildings and structures and

how development at the urban edge should be designed to blend with surrounding countryside.

- improved access routes

Local Plan policy IN2 sets out that new development should be supported by a range of good access points. If improvements to existing and/or new access points are identified as being necessary, these will be secured through a planning condition or obligation.

- protection of heritage assets

Local Plan policies NH9-15 sets out the Council's approach to protecting Sefton's various heritage assets, including listed buildings, conservation areas and historic parks and gardens.

- climate change measures

Local Plan policy EQ7 looks to secure energy efficiency measures within new developments, including the provision of electric vehicle charging infrastructure.

- provision and protection of employment land

Local Plan policy MN1 identifies a need for over 80ha of new employment land in Sefton over the plan period. Policy MN2 identifies these sites. Policy ED3 seeks to protect existing employment land from alternative development.

- protection of town centres

Local Plan policy ED2 sets out the approach for new town centres uses, such as retail, leisure, offices hotels etc, and provides a sequential approach that prioritises such developments in our existing centres.

- measures to improve health and recreation

The Local Plan includes several policies that can have a beneficial impact on health, such as those above on housing, access, open space and climate change. Additional Policy EQ10 looks to limit the proliferation of hot food takeaways and Policy EQ5 looks to restrict development in areas of low air quality.

4.2 A number of the policies in the Local Plan, that secure the benefits above are, are expanded upon through a supplementary planning documents or information notes. It is important to note that these supplementary planning documents and information notes do not introduce any new policy requirements but set out how the Local Plan policy works in practice. These include:

- Affordable Housing
- Contributions towards education
- Open Space
- Nature Conservation

- Sustainable Travel

- 4.3 It is not intended that the Social Value SPD will replicate, replace or expand upon the existing guidance that already secures a range of social value benefits. It will, however, provide a clear cross reference to what social benefits the Council already secures, and the policies/documents that do so. However, there is the potential for the Social Value SPD to consider any areas that the current Local Plan and range of SPDs do not currently cover, providing this is within the scope of what is permitted to be included according to the planning regulations.
- 4.4 Planning Policy officers have been looking at social value SPDs from other local authorities and the key focus of these has been around securing employment and training opportunities. This is an area that the current SPDs are silent on, and a benefit that could a Social Value SPD could seek to secure. This is not to say the Council don't already secure job and training opportunities as part of new development, but there is an opportunity to set out more clearly what we want to achieve, maximise those benefits and do this in a more consistent way.
- 4.5 Local Plan policy SD2 'Principles of Sustainable Development' sets out a whole range of considerations that the Council we look to apply. This includes the need 'to improve access to services, facilities **and jobs**' [our emphasis]. Policy IN1 'Infrastructure and Developer Contributions' sets out that 'social, community, environmental and physical infrastructure will be protected, enhanced and provided where there is an identified need to support sustainable communities'.
- 4.6 Therefore, so long as it can be clearly demonstrated there is a need for the provision of jobs and training opportunities it is considered that it would be justified that a Social Value SPD could look to maximise jobs, training and apprenticeships from new development. It is not considered that demonstrating this need will be an issue. Therefore, the Social Value SPD will look to focus on securing new jobs, training and apprenticeships from new development.
- 4.7 This can be done in a number of ways, such as requiring a developer of major schemes to sign up to an employment charter, ringfencing a number of jobs for Sefton residents, prioritising interviews for vulnerable and underrepresented groups, maximising the opportunities in the local supply chain and provided training and apprenticeship opportunities in the borough. The Social Value SPD will explore these opportunities and set out the approach to secure and monitor these.

## 2. Next Stages

- 5.1 It is expected that a draft Social Value SPD will be prepared and approved for public engagement for May 2022. This will be subject to a 6-week engagement to July 2022 and adoption will be sought in September 2022.