

### 7 Delivery

#### Delivery of the SPD

- 7.1 The SPD sets out the local planning authority's planning guidance that will guide future development in Central Elland, as an expansion on the primary planning guidance provided in the RCUDP.
- 7.2 The successful implementation of proposals will require a partnership approach between developers, landowners, the local community and Calderdale Council. This will facilitate high quality, appropriate and timely development and will be absolutely critical for projects that cross ownership boundaries. To assist such partnership working, Calderdale Council welcomes pre-application discussions.
- 7.3 It is anticipated that the majority of the public realm proposals will be funded through planning obligations and/or contributions from the Council. However, other proposals and aspirations will require other methods of intervention. These include the objective of modifying highways, which will require the co-operation of developers and adjacent landowners.
- 7.4 In cases where developers/ landowners/ occupiers can demonstrate that land assembly difficulties are preventing the timely delivery of the SPD objectives, the council will consider the use of its Compulsory Purchase Order powers.

#### Developer Contributions

- 7.5 Calderdale Council has produced other supplementary planning documents to ensure that new development within Calderdale makes a positive contribution to providing social, economic and environmental benefits to the community as a whole. These include the Affordable Housing SPD, Developer Contributions Towards Meeting Education Needs SPD, and the Developer Contributions Towards Meeting Open Space Sport & Recreation Needs SPD. These SPDs are intended to provide clarity to developers, development control officers, stakeholders and local residents regarding the basis on which planning obligations will be sought for these various objectives. These SPDs provide guidance that will be relevant to the delivery of proposals in the Central Elland SPD.
- 7.6 Planning policy in the RCUDP also establishes the principle of developers contributing to the cost of public transport infrastructure. Policies GCF1 and GCF3 support the principle of contributions being made towards the costs of developing the proposed railway station and central bus interchange.

#### Planning Applications

- 7.7 Planning applications proposing development in Central Elland should be in accordance with all Calderdale-wide planning guidance. The RCUDP and various other planning documents should also be consulted, in addition to this one.
  - 7.8 Major planning applications should include a Design and Access Statement, which demonstrates how proposals respond to design and access considerations. The integration of urban design, access and connectivity, and cohesiveness must be clearly set out and how these factors are integrated and addressed must be explained. Chapter 4 "Central Elland- Issues and Analysis" will prove useful information in this regard as will Chapter 5, which discusses Highways Issues, and the development briefs in Chapter 6, which include useful site analyses, in the form of text and diagrams.
  - 7.9 Major planning applications (i.e. large buildings in excess of 1,000 square metres, and developments of 10 houses or more) should provide context drawings and images illustrating the proposed development within the existing surrounding environment, demonstrating how a development has responded to the issues and recommendations contained within the SPD.
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- 7.10** A Statement of Community Involvement (SCI) should be included with details of involvement events, the issues raised by the community, and how those issues have been addressed within the development proposals. Guidance relating to the production of SCIs is available in the Calderdale Statement of Community Involvement.
- 7.11** Applicants should also provide comprehensive and detailed information including contextual drawings and models (if appropriate) to enable the planning application to be easily understood by officers, members and the public.
- 7.12** Calderdale Council welcomes and encourages pre-application discussions; submissions should be made to the Development Team. These give developers the opportunity to seek informal advice and confirm the information, which will be required to be submitted with their planning application.

### **Consultation**

- 7.13** The SPD places a premium on the importance of early and effective consultation with the local community. A consultation statement is required for all major planning applications. Applicants are also encouraged to consult the Elland and District Partnership, if appropriate, which is a local stakeholder group with a focus on regeneration.

### **Planning Obligations**

- 7.14** Planning obligations will be sought from development in accordance with other supplementary planning guidance in Calderdale. These include the three SPDs discussed above.
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