

Consultation Questions

WNDC would like your views on the detailed provisions within the strategy and the annexes and the questions are designed to take into account your comments. Comments can be made on all aspects of the Strategy. Your views are extremely important in helping to finalise the Planning Obligations Strategy and refining the detailed approach where necessary. WNDC will review any comments received, and decide whether any amendments to the strategy are required before it is formally adopted. In responding to the consultation it would be particularly helpful if consultees could specifically answer the questions below, and where appropriate include reasons for objecting to the proposed approach in the Strategy. We would also welcome any other comments consultees would like to make.

1. Do you support the principle of a standard charge approach to supporting the delivery of essential infrastructure associated with planning permissions?
2. Is the Strategy clear about the range of infrastructure that is currently included within the scope of the Standard Charge? (See Section 3)
3. Do you agree will the basis upon which the infrastructure costs have been derived? (See Section 3)
4. Is the basis for setting the Discounted Standard Charge at £20,000 per dwelling clearly understood? (See Section 4 and Annex C)
5. Are the arrangements for offsetting in kind provision against the Discounted Standard Charge clear and acceptable? (See Sub-Section 5.2.5, as well as 5.2.4)
6. Do you agree with the proposal to apply the Standard Charge, initially, to residential development only? (See Section See Section 4, Annex C and Sub-Section 5.2.6)
7. Do you agree with the proposal that, initially, commercial development will continue to be dealt with on an application-by-application basis? (See Section 4, Annex C and Sub-Section 5.2.6)
8. Do you agree with the proposal to apply the Standard Charge on a unit basis? (See Sub-Section 3.17)
9. Do you agree with the proposal to apply the Standard Charge to all forms of housing (affordable and market housing)? (See Sub-Section 5.2.6)
10. Do you agree with the proposal that WNDC collect the Standard Charge monies? (See Sub-Section 6.2)
11. Do you agree with the proposed arrangements outlined to secure the necessary infrastructure to support development and growth? (See Sub-Section 6.3)
12. Do you support the proposed arrangements for the review of the Standard Charge? (See Sub-Sections 5.2.13 and 6.4)
13. Do you have any comments on the arrangements for recapturing the discount and the operation of a Deferred Charge? (See Sub-Section 5.2.11)
14. Do you have any comments on the draft model s106 agreement? (See Annex D)

The Strategy will be published for consultation for a period of six weeks from 19 May 2008. Responses should be received by 30 June 2008, and can be sent by email or post to:

Matthew Paterson
ERM
8 Cavendish Square
London W1G 0ER
matthew.paterson@erm.com

If you have any questions about the Strategy, please contact Matthew Paterson on 020 7465 7275 or via the email address above.



West Northamptonshire Development Corporation

PO Box 622, Franklin's Gardens,
Northampton NN5 5WR

Tel: 01604 586600
Fax: 01604 586648
e-mail: info@wndc.org.uk



Compiled by: