



## POS REVIEW CONSULTATION LETTER

Via e mail

**Date:** 15<sup>th</sup> October 2010

Dear Sir / Madam

### **Consultation on the Review of the WNDC Planning Obligations Strategy (POS)**

WNDC have decided to undertake a review of the POS, originally approved in 2008, in the light of a number of matters. These include the current economic downturn, the advent of the Community Infrastructure Levy (CIL) and associated regulations and (in response to) issues arising from the Daventry planning inquiry to determine an appeal relating to the proposed sustainable urban extensions.

The POS sets out the Corporation's approach in relation to securing appropriate levels of developer contributions towards necessary infrastructure required to mitigate the impact of development. The original POS advocates a 'standard charge' approach setting a discounted standard charge (DSC) applicable to all residential development (on a per unit basis) with commercial development negotiated on a case by case basis. The unit cost was derived from the ability of development to meet the estimated overall cost of infrastructure provision necessary to support the planned growth of the area taking into account viability.

This basic approach has been taken forward in the revised POS as experience has shown that it provides a clear and consistent approach, favoured by many developers. However, in recognition particularly of continuing and ongoing viability issues, the revised document advocates a more flexible approach in certain circumstances and subject to certain conditions. The POS review has involved a full re-appraisal of development viability and issues that may be of relevance when negotiating appropriate developer contributions where viability is demonstrated to be an issue. In addition, a full review of the infrastructure elements and relevant supporting evidence base has been undertaken.

WNDC's new approach is set out in the draft revised document (dated September 2010) and its' supporting documentation, which consists of the following:

1. The main Draft POS document, incorporating Annex A (infrastructure list) and Annex B (Interim Strategic Infrastructure Schedule)
2. Supporting Technical Documents consisting of the following:
  - a) Relevant Policy and Statute Context
  - b) Viability Review Topic Paper
  - c) Deferred Contributions Topic Paper

- d) Guidelines for Viability Assessments
  - e) Construction Futures Topic Paper
  - f) Cohesive Communities Topic Paper
  - g) Triggers for infrastructure provision
  - h) Community Centres Specification (including Local Development Trusts)
  - i) Police Contributions Topic Paper
  - j) Monitoring Costs Topic Paper
3. POS Evidence Schedule
  4. POS Consultation Statement
  5. POS Board Report (6 July 2010)

All of the above documents can be viewed on WNDC's website via the following link:  
<http://www.wndc.org.uk/planning-services/policy-and-procedure/current-consultations/>

It is intended that the revised document responds in a positive and flexible way to the current economic climate, but is also intended to provide a reasonable level of consistency for all involved.

You are therefore invited to make comments on the revised documents and general approach proposed to be taken. Comments should be made by 12/11/2010 and should preferably be made using the consultation questionnaire response (attached herewith and also available via the above link).

All comments should be marked West Northamptonshire Development Corporation Planning Obligations strategy (POS) Review and can be submitted as follows:

By post to – WNDC, PO BOX 622, Franklins Gardens, Northampton, NN5 5WR;

By fax to – 01604 586648;

By email to – [planning@wndc.org.uk](mailto:planning@wndc.org.uk)

Please indicate on your response if you would like to be notified of the adoption of the POS and the address to which such notification should be sent.

Any enquiries should be directed to Philippa Jarvis - [Philippa.Jarvis@wndc.org.uk](mailto:Philippa.Jarvis@wndc.org.uk) / 01604 586625) or Eric Owens - [Eric.Owens@wndc.org.uk](mailto:Eric.Owens@wndc.org.uk) / 01604 586627.

Yours sincerely



**Adrian Arnold**  
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