



WNDC Planning Obligation Strategy: Consultation Statement
October 2010 (v2)

West Northamptonshire Development Corporation
Planning Obligations Strategy Review
Consultation Statement (October 2010)

EVENT	Timing
<p>Introduction</p> <p>This consultation statement provides an outline of the consultation that has taken / will take place for the West Northamptonshire Planning Obligations Strategy (POS) Review, together with timing implications.</p> <p>The POS is a guidance document prepared in the context of current policy and circular advice. It sets out a tariff approach to secure developer contributions towards necessary infrastructure. It has been adopted by WNDC as material consideration in the determination of planning applications.</p> <p>In response to a number of issues raised at the recent Daventry appeals, and having regard to the current economic downturn and the likely introduction of the Community Infrastructure Levy (CIL) it was decided that it would be timely to review the document.</p> <p>WNDC are keen to ensure that not only is the document up to date but also that it is as robust as possible given that it is not a plan-making authority and therefore the document cannot attain the full weight of SPD. It is intended however that the document review adheres as closely as possible to the requirements for the production of SPD (LDD's) as set out in the T&CP (Local Development)(England) Regulations 2004 (as amended) (the Regulations). Thus in accordance with paragraph 6.3 of PPS12 it can be afforded weight commensurate of that of SPD's in decision making.</p>	
<p>Pre-Consultation / Focussed Consultation with Key Stakeholders and Consultees</p> <p>A comprehensive pre-consultation (via e mail) will take place with key stakeholders and consultees to advise of the review and seek initial views on the need for and extent of the review. This will take place from 23 October with a deadline for comments to be received by 18 Nov 09.</p> <p>To be accompanied by a press release on the Corporation's website.</p>	w/c 19/10/09
<p>Follow up to Pre-Consultation</p> <p>WNDC will identify key consultees who have not responded to the above and either engage via telephone or through meetings to encourage a response.</p> <p>Further workshops held, initially with Key Public Sector Stakeholders and thereafter a joint workshop with developers and public sector bodies.</p>	w/c 23/11 & 30/11 05/03/10

<p>Full Public Consultation</p> <p>Full consultation on the suggested amendments to the POS to take place from 15/10/10 – 26/11/10</p>	<p>From 15/10/10 – 26/11/10</p>
<p>Press</p> <p>A press release will also be prepared for the start of the consultation. This will be distributed to the local press (circulation list with WNDC Communications Team).</p>	<p>w/c 11/10/10</p>
<p>Notice</p> <p>A notice will also be prepared to advertise the consultation on the Obligations Strategy. This will also be distributed to the local press (circulation list with WNDC Planning Support team)</p>	<p>w/c 11/10/10</p>
<p>Web-Site</p> <p>Full details of the consultation documents will be available to download from the WNDC Web-Site</p>	<p>w/c 11/10/10</p>
<p>Consultees</p> <p>Consultees will include those specific and general consultation bodies as defined in the Regulations and:</p> <p>Local Authorities: South Northamptonshire Council (SNC), Northampton Borough Council (NBC), Daventry District Council (DDC), Northampton County Council, West Northants Joint Planning Unit (JPU) and North Northamptonshire Development Corporation (NNDC).</p> <p>Town/Parish Council's within West Northamptonshire.</p> <p>All developers who have either submitted a planning application to WNDC or been involved in pre-application discussions with WNDC. Also, if not included in the above, others who were consulted at the pre-con stage.</p> <p>The Consultees will receive an electronic letter outlining where the consultation information can be viewed, the dates of the consultation and how to make comments. Consultees without ready means of electronic access will be sent a consultation letter in hard copy.</p> <p>All of the consultation information and copies of the Schedule of Amendments and relevant background documents will be made available at the Libraries of Northampton, Daventry and Towcester (during normal office hours), on the WNDC website at www.wndc.org.uk and during normal office hours within the Corporation's offices at:</p> <p>WNDC Offices, First Floor, Franklin's Gardens, Weedon Road, Northampton, NN5 5BG</p>	

<p>Consultation Documents</p> <p>Documents to be produced:</p> <ul style="list-style-type: none"> - title of SPD, subject matter and area covered - revised main POS document - supporting technical document comprising the following: <ul style="list-style-type: none"> (a) Policy and statute context (b) Viability 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 & Local Development Trusts (i) Police Contributions Topic Paper (j) Monitoring Costs Topic Paper - list of background documents as appropriate to include additional evidence base to justify the need and cost of individual items of infrastructure as appropriate and necessary (and links to those documents) - statement setting out persons consulted in preparation of the documents, how they were consulted, summary of main issues arising and how addressed in the document. - consultation questionnaire, statement of period for consultation, where documents can be inspected and where representations must be sent. <p>NB WNDC have sought legal advice and have been advised that as the POS is not a 'Plan or Programme' it is not subject to any requirement for a Sustainability Appraisal. (SA no longer required for SPD's - 2009 amendment to regulations)</p>	
<p>How to Comment</p> <p>WNDC is committed to effective engagement with communities and partners in the review of the POS so that it can continue to support the timely provision of identified infrastructure needs and to provide a clear, robust and transparent process of developer contributions.</p> <p>All comments should be marked West Northamptonshire Development Corporation Planning Obligations strategy (POS) Review and can be submitted as follows:</p> <p>By post to – WNDC, PO BOX 622, Franklins Gardens, Northampton, NN5 5WR; By fax to – 01604 586648; By email to – planning@wndc.org.uk</p> <p>All enquiries to Philippa Jarvis (01604 586615) or Eric Owens (01604 586627)</p> <p>In addition and where considered appropriate and necessary, WNDC will</p>	

<p>arrange meetings and / or workshops with key consultees / stakeholders in order that they may be fully informed prior to submitting their response.</p> <p>Please note that all comments and views on the document will be carefully considered and made available to the public.</p>	
<p>Consultation Responses:</p> <p>The consultation responses will be summarised and tabulated by respondent, with each respondent given a unique reference number. The table will be accompanied by a summary of the main issues raised and how these have been addressed in the documents (response statement) and will be made available to the public. Following an initial assessment of the responses received, further engagement will be undertaken with respondents (where appropriate) to clarify areas of agreement and seek to resolve areas of disagreement.</p>	<p>From Early/mid November</p>
<p>Consultation Feedback:</p> <p>The consultation responses will be reviewed and amendments/alterations made to the document(s) as appropriate.</p> <p>Details of how the comments are taken forward will be included in the summary table noted above and made available to the public.</p>	<p>w/c 29/11/10</p> <p>w/c 13/12/10</p>
<p>Board Approval</p> <p>A finalised version of the POS and accompanying background documents will be presented to the Board for approval on 7 December 2010</p>	<p>Final report deadline 24/01/11</p>
<p>Final Document / Adoption:</p> <p>The final documents will be produced and consultees notified accordingly by email/letter.</p> <p>A copy of the final documents together with the response statement and adoption statement (setting out date adopted and details of how its adoption may be challenged) will be placed on the WNDC web-site and cross-referred to as such in the email/letter and made available during normal office hours at WNDC offices. The adoption statement will also be sent to any other person asked to be notified and not included above.</p>	<p>By end Feb 2011</p> <p>By end Feb 2011</p>