

Inspector's supplementary questions to the Council

The Allocations and Development Management Development Plan Document is referred to as the Plan in this note.

After further consideration of the matters and issues I have the following supplementary questions for the Council.

1. Infrastructure/Viability

Can you assure me that key infrastructure mentioned in the Infrastructure Delivery Plan and the site allocations has been included in the August 2012 Viability Assessments and that it does not threaten delivery?

If you have not carried out this work then it needs to be done at least for those developments which are to be delivered in first 5 years of the plan.

I need to be sure that there is a mechanism for delivery of infrastructure which is absolutely critical for the allocated sites and that the effect on viability has been taken into account. For local infrastructure, please bear in mind paragraphs 203 – 205 of the National Planning Policy Framework which set out the circumstances in which planning obligations can be sought.

2. Developer Contributions

There are two points on this matter:

Firstly, can you confirm that the planning obligation costs identified in the August 2012 Viability Assessments are still relevant, as the Developer Contributions SPD appears to be dated 2008. If not, does the Viability Assessment need to be revised?

Secondly, having given further consideration to the wording of the policy DM3, I repeat my concern about its compliance with the National Planning Policy Framework. It seems to me that reliance on the SPD would not comply with the aforementioned paragraphs 203-205 of the Framework. However, there is no reason why reference to the SPD and the information it contains could not be included in the explanatory text. Please can you consider a new form of wording which we can discuss at the hearing sessions.

The response to these matters can be part of your hearing statement. However, I would appreciate it if you could advise me as soon as possible if you need more time to assess viability and infrastructure.

Christine Thorby
2 November 2012