

Matters Arising from Hearing Session 9 - Planning Obligations, Monitoring and Implementation

Further to the discussion at Hearing session 9, at which policies L8 and sections 27 and 28 were discussed, the Council is invited to suggest changes to the Core Strategy in response to the matters set out below. If it is considered that any such changes go to the heart of soundness they should be prefixed (S)300. All suggested changes should be consolidated in CD12.4. They should be submitted by 17.00 on Friday 11th March 2011. They will be circulated to the other participants of Hearing session 9, whose comments are invited as soon as possible before 17th March 2011.

1. For clarity, transparency and to provide policy hooks for the draft Planning Obligations SPD should the following matters also be referred to in the text of policy L8:
 - The types of development to which the policy refers;
 - How contributions will be collected with reference to the Trafford Developer Contribution Thresholds and the Negotiated Element;
 - How pooled contributions will be used;
 - How the collection of pooled contributions relate to the CIL tests
 - Monitoring the use of and the refunding of any unspent contributions;
 - The approach towards maintenance payments and overage, and
 - Clarity that viability considerations will be taken into account to ensure that 'tariffs' are realistically set and regularly reviewed so as not to thwart delivery, and that viability will also be taken into account on a site-by-site basis?
2. Paragraph 17.8 is negatively worded. Should it be given to re-wording it more positively?
3. Should Table 3 as proposed to be amended by suggested change S100.04 be further amended with reference to policies L5, L6, L7, L8, W3 and R3?
4. Any other changes discussed and suggested by the Council.