



# **Newark and Sherwood Amended Core Strategy DPD**

## **MATTER 10 – Spatial Policy 6**

**Statement on behalf of Newark and  
Sherwood District Council**

**January 2018**

**Question 10: Will Spatial Policy 6 act as a brake on development?**

- 10.01 Spatial Policy 6 provides the framework for delivering the developer contributions which support new development. The amendments to the policy reflect the current approach to contributions which the Council operates. When the Core Strategy was adopted the Council had not introduced a Community Infrastructure Levy (CIL), nor had it consulted on or adopted its Allocations & Development Management Development Plan Document (DPD) and Developer Contributions & Planning Obligations Supplementary Planning Guidance (SPD).
- 10.02 The Council recently reviewed its CIL which was prepared with the knowledge that the Core Strategy (CS/01-02) was also under review, informed by the latest information and government policy. The evidence base for the two reviews is in the main shared and has informed both processes in particular the Whole Plan Viability Assessment (INF/06), and the Infrastructure Delivery Plan (INF/01). The Whole Plan Viability Assessment provides a detailed assessment of the impact of CIL and Section 106 contributions (including Affordable Housing costs) to ensure they meet the requirements of the CIL Regulations and Paragraph 173 of the NPPF, which states that, “Plans should be deliverable. Therefore the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.”
- 10.03 This policy clearly splits strategic infrastructure and local infrastructure to ensure that the cost of large infrastructure elements (highway improvements and Secondary Education) can be met by CIL and other funding sources where the impact cannot be easily attributed to an individual development and site specific or neighbourhood level infrastructure can be met by developer contributions whose impact can be attributed to an individual development.
- 10.04 In that context the independent examination of CIL has confirmed that the approach of levying a charge for strategic infrastructure is a sound and proportionate one. Policy DM3 Developer Contributions & Planning Obligations, contained within the Allocations & Development DPD (CS/05) sets out the approach for dealing with issues of viability to ensure that schemes are not made unviable. This approach addresses the concerns of Representor [034].
- 10.05 The District Council note the comments of CPRE [008] with regarding the need to include improvement of existing bus networks and infrastructure within the definition of strategic infrastructure. However improvements to bus networks and infrastructure are, where deemed necessary, perfectly capable of being funded through a combination of planning obligations and developer contributions and indeed this has been secured as part the Section 106 agreement for NAP2A Land South of Newark.
- 10.06 The representation from the Education Funding Agency [037] seeks clarification regarding the funding of secondary education, in particular paragraph 6.19 of the Amended Core Strategy (CS/0-02) regarding the proposed Free School at Fernwood.

In fact to clarify, extensions to Secondary Schools will be funded by CIL whereas new schools must be Free Schools which are funded by the representor [037].