

Local Plan Pre- Publication Draft 2018 Summary of Consultation Responses

ID	Policy	Obj/Supp/Comm	Summary	Respondent (name of individuals removed)
Policy DM1				
1338	DM1	Comm	Wording of the policy should make clear that developer contributions will only be required where they are necessary to mitigate the local impacts of their development.	Indigo Planning on behalf of Wyevale Garden Centres
1466	DM1	Comm	Network Rail would not seek contributions towards major enhancement projects which are already programmed as part of its remit.	Network Rail
1675i	DM1	Comm	The table refers to developer contributions. While the text to support Policy DM1 makes an attempt to draw these together, it must be acknowledged they are all potentially making demands of development on matter that in the main would be covered by a CIL. The viability work currently being undertaken by CYC needs to be vigorously tested working with the development industry. Para 173 of the Framework requires robust viability testing of Plans such that policies do not. Text from Para 173 regarding reasonable returns to landowner and developer need to be added.	Johnson Mowat on behalf of Taylor Wimpey
13103	DM1	Comm	The Plan identifies approx 30 policies where 'developer contributions' are referenced in the supporting 'delivery text'. It must be acknowledged they are all potentially making demands of development on matter that in the main would be covered by CIL.	Johnson Mowat on behalf of Redrow Homes, K Hudson and G M Ward Trustees
13104	DM1	Comm	The Plan identifies approx 30 policies where 'developer contributions' are referenced in the supporting 'delivery text'. It must be acknowledged they are all potentially making demands of development on matter that in the main would be covered by CIL.	Johnson Mowat on behalf of Redrow Homes and Linden Homes.
13637i	DM1	Comm	It is vital that infrastructure is delivered prior to new development proposals for sites to be developed sustainably. CPRENY therefore supports Policy DM1 which deals with infrastructure and developer contributions. It is considered that an additional paragraph should be included within this policy setting out that any developer wishing to opt out of this payment should be required to provide an open book audit as set out in Policy H10 dealing with affordable housing provision.	CPRE - North Yorkshire

Local Plan Pre- Publication Draft 2018 Summary of Consultation Responses

ID	Policy	Obj/Supp/ Comm	Summary	Respondent (name of individuals removed)
4	DM1	Obj	The policy needs to include an additional reference to the need for developers to contribute to mitigation schemes on the A64.	Highways England
434	DM1	Obj	The Council must ensure, in accordance with the NPPF, that the requirement for funding strategic infrastructure does not hamper the viability and deliverability of the key strategic sites. Any infrastructure requirement associated with new development must be directly related to the impact of that development in accordance with the CIL Regulation 122. The commercial viability of a development should not be compromised by the requirements of large scale infrastructure. The policy should therefore include specific reference to contributions being in accordance with the requirements of CIL Regulation 122. New policy wording suggested. Paragraph 15.12, request that British Sugar is formally consulted on the preparation of the further planning document which is referred to in this paragraph.	Rapleys LLP on behalf of British Sugar PLC
1466	DM1	Obj	Developer contributions policy and supplementary guidance must ensure infrastructure risks are identified and mitigation secured	Network Rail
13637i	DM1	Supp	It is vital that infrastructure is delivered prior to new development proposals for sites to be developed sustainably. CPRENY therefore supports Policy DM1 which deals with infrastructure and developer contributions. It is considered that an additional paragraph should be included within this policy setting out that any developer wishing to opt out of this payment should be required to provide an open book audit as set out in Policy H10 dealing with affordable housing provision.	CPRE - North Yorkshire