

## Infrastructure and developer contributions

### **POLICY CS6 – INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS**

The Council will work with partners to deliver infrastructure, services and community facilities to improve the sustainability of its communities. The Council will also continually and positively work with communities, developers and infrastructure providers to ensure implementation of the plan is viable and not put at risk throughout the economic cycle as part of pursuing sustainable development.

All new development of a sufficient scale that would add to the overall demand and impact on infrastructure will be required to provide:

- site specific measures to directly mitigate the impact of the development
- infrastructure, services and community facilities to mitigate its impacts on existing communities and provide for the needs arising from the development, including financial contributions towards their maintenance where appropriate.

Where necessary infrastructure, services and community facilities cannot be provided on-site (in kind), financial contributions will be sought and may be pooled to secure the necessary off-site infrastructure investment to mitigate the cumulative impact of development(s).

6.18 Future development in South Gloucestershire will put further pressure on existing infrastructure, much of which is at or nearing capacity. In order to cope with the additional demand generated by new development and meet Sustainable Community Strategy objectives, this infrastructure will require improvement and in some cases additional provision. New investment and safeguarding measures may be necessary to ensure schemes are sustainable and acceptable in planning terms both for existing and new areas of development. New development will therefore be expected to contribute towards the provision of necessary infrastructure to support the development of sustainable, healthy communities and climate change mitigation and adaptation objectives.

6.19 The infrastructure, facilities and services to which development may be required to contribute include:

- Affordable housing
- Strategic utilities
- Education facilities
- Health facilities
- Police, Fire and Ambulance facilities
- Community and cultural facilities and activities (See Policy CS23)
- Transport infrastructure
- Sustainable transport measures (including revenue support)
- Green Infrastructure (Open Space, play and outdoor sports facilities)
- Ecological mitigation
- Flood risk management measures

- Waste facilities
- District heating networks and other renewable and low carbon energy infrastructure
- Local energy efficiency initiatives
- Local climate change adaptation and mitigation initiatives
- Public realm provision / improvements
- Local employment and training initiatives
- Telecommunications infrastructure (capable of delivering superfast internet connections)
- Cemeteries
- Commuted payments for the management and maintenance of facilities provided

- 6.20 This list is not exhaustive and this policy should be read in conjunction with Policies CS18 (Affordable Housing) and CS23 (Community Buildings & Cultural Activity), as other contributions may be sought depending upon the individual characteristics and impacts of a particular development. Contributions will only be sought where they are necessary, directly related and fairly and reasonably related in scale and kind to the development, in accordance with the Community Infrastructure Levy Regulations (2010) Part 11 (paragraphs 122 & 123).
- 6.21 Infrastructure is often essential simply to make a development function. Developers are therefore required to consult and work with statutory undertakers and service providers to ensure that adequate provision is made for such infrastructure. Service infrastructure in this context includes highways, utility services (including fire hydrants and adequate water supply for fire fighting), surface water drainage and attenuation, and sewage disposal.
- 6.22 The Infrastructure Delivery Plan supports the Strategy for Development. Delivery will require close working with other public and private partners. Other sources of funding will also remain critical to the delivery of required infrastructure. The Infrastructure Delivery Plan supports the Strategy for Development. Delivery will require close working with other public and private partners. Other sources of funding will also remain critical to the delivery of required infrastructure. The Infrastructure Delivery Plan is a 'living' document and will therefore be kept under review and ongoing viability appraisal. The plan can be viewed at [www.southglos.gov.uk](http://www.southglos.gov.uk).

## Delivery

- 6.23 Developer contributions will primarily be sought through the use of Section 106 planning obligations, and a Community Infrastructure Levy as set out in the CIL Regulations 2010. The policy will be implemented through the development management process. The Council will continue to work positively with communities, developers and infrastructure providers to ensure the New Neighbourhoods and other principal development locations referred to in the Core Strategy are viable and deliverable throughout the economic cycle(s). A South Gloucestershire Developer Contributions Guide SPD and CIL Charging Schedule will be prepared. CIL charges will be reviewed on a regular basis. Economic appraisal work necessary to justify CIL rates will provide further opportunities to review development viability in key locations and generally across the district over the plan period.