

Delivering Planning Contributions and Infrastructure

DM2 – Delivering Planning Contributions and Infrastructure

We will require developers to:

1. Provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development; and/or
2. Mitigate the impact of development, through planning obligations and agreements, if the development would otherwise have an unacceptable negative impact.

The types of infrastructure, services and facilities that will be the subject of planning obligations includes:

- a. Affordable housing (Policy H3);
- b. Open space provision and maintenance (Policy PE10);
- c. Biodiversity Net Gain (Policy GP7);
- d. Health and wellbeing (Policy PE3);
- e. Education facilities (Policies PE8 and PE9);
- f. Community facilities (Policy PE6); and
- g. Other site-specific contributions that may be appropriate to a scheme e.g. off-site highway and access improvements.

Consideration will be given to the need to ensure that schemes remain viable whilst also taking into account the need for the contributions or infrastructure required to make the scheme acceptable in planning terms.

- 12.4 This policy requires contributions from developers towards infrastructure or measures to mitigate against the impact of new development. These contributions are often delivered through Section 106 agreements and seek to ensure that any requirements for infrastructure, services and facilities, as well as any impact on the environment, that arise from new development are met. National policy, including appropriate tests for these agreements, is set out in the National Planning Policy Framework.
- 12.5 Where necessary, SPDs and/or other guidance documents will be prepared to provide further explanation of the policies in this plan, and their application, good practice to be followed and the circumstances where mitigation, maintenance and other matters will need to be agreed. These documents will provide guidance on matters such as:
- When contributions may be needed;
 - The type and scale of contributions, taking account of the viability and deliverability of the scheme;
 - The circumstances when financial rather than direct provision will be required;
 - How financial contributions will be calculated; and
 - The form and timing of legal agreements.