

**PSM16**

**South Gloucestershire  
Core Strategy  
Examination**

**Position Statement  
for  
Matter 16:  
Infrastructure &  
Developer Contributions**

**May 2012**

## **Matter 16 – Infrastructure & Developer Contributions**

### **Q1 Is there a need to prioritise developer contributions; i.e. is there a ranking methodology?**

Council response – Area based Visions and Policies provide direction with regard the prioritisation of developer contributions. There is therefore no need to provide a ranking methodology or otherwise as part of CS6.

- 1.1 The policy is generic in nature to allow for changing priorities over the plan period and between sites. Area based Visions and Policies CS25, CS29, CS30, CS32 & CS34 provide an indication of priorities in respective localities. The list of infrastructure in paragraph 6.13 is simply an indication of the range of items that could be considered as 'infrastructure' to which developments could be requested to contribute towards. Offsite infrastructure contributions will generally be collected via a Community Infrastructure Levy as and when SGC adopts a CIL. CIL is subject to viability testing.

### **Q2 Should the policy identify that viability is a factor to be taken into account when identifying infrastructure requirements?**

Council response – Yes, the Council agrees that viability is a factor to be taken into account when identifying infrastructure requirements.

- 2.1 The NPPF is clear that in pursuing sustainable development careful attention should be made to viability (para 173). The Council therefore accepts that viability should be recognised as a consideration of development proposals. A series of amendments are therefore proposed to Policy CS6 for consideration. (See Appendix A)

## Appendix A

### Suggested Modifications to Matter 16

Policy / para	Proposed Modification	Justification	Main (M) or Additional (A) Modification
Objectives (p25 & p54)	Add additional CS Objective: <ul style="list-style-type: none"> <li>➤ <u><i>The Council will 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.</i></u></li> </ul>	To take account of viability issues	M
CS6 (p59)	Additional wording:  <b>The Council will work with partners to deliver infrastructure, services and community facilities to improve the sustainability of its communities. <u>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.</u></b>	To take account of viability issues	M
Para 6.12 (p59)	Additional wording:  ...Without new investment <u>and safeguards</u> , both existing communities...	To bring into accordance with para 176 of the NPPF	A
Para 6.14 (p60)	Additional wording:  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. <u>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 &amp; 123).</u>	To clarify the basis for seeking planning obligations.	A
Para 6.16 (p60)	Amended wording:  The Infrastructure Delivery Plan supports the Strategy for Development. Delivery will	To reflect NPPF terminology (para 177)	A

Policy / para	Proposed Modification	Justification	Main (M) or Additional (A) Modification
	<p>require close w</p> <p>orking with other public and private partners. Other sources of funding will also remain critical to delivery of required infrastructure. The Infrastructure Delivery Plan is a 'living' document and will therefore be <del>subject to regular updating</del> <u>kept under review and ongoing viability appraisal</u>. The plan can be viewed at <a href="http://www.southglos.gov.uk/corestrategy">www.southglos.gov.uk/corestrategy</a></p>		
<p>Para 6.17 (p60-61)</p>	<p>Amended / additional wording:</p> <p><b>Delivery</b></p> <p>Developer contributions will primarily be sought through the use of <u>Section 106</u> planning obligations, <u>and a Community Infrastructure Levy</u> as set out in <u>the CIL Regulations 2010</u>. <del>Section 106 of the 1990 Town &amp; Country Planning Act.</del> The policy will be implemented through the development management process. <u>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) as part of pursuing sustainable development.</u> <del>Where appropriate, contributions may be sought on a tariff basis and pooled with those secured from across the district, and in some instances from other local authorities, in order to fund major sub-regional infrastructure.</del> <u>A South Gloucestershire Developer Contributions Guide SPD &amp; 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.</u></p>	<p>To clarify SGC intention to adopt a CIL and reflect NPPF requirements to review Local Plan viability where there is 'available evidence' (NPPF para 174).</p>	<p>A</p>