Matter 16 – Infrastructure and developer contributions – Policy CS6
28 June 2012
Personal ID No: 6183873
Rosie Baker for Terence O'Rourke Ltd on behalf of BAE Systems

MATTER 16 – INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS – POLICY CS6

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

1.1   BAE Systems agree it would be helpful to understand the council's priorities with respect to developer contributions. However we would suggest that it is not possible to prioritise across the board and there would remain a need for each application to be analysed on a case by case to ensure each is considered on the basis of its own merits and individual circumstances.

1.2   Whilst BAE Systems are proactive in addressing the need to deliver land opportunities for other elements of community infrastructure (e.g. helicopter emergency services operations, the heritage museum etc), and has the land capacity to help deliver these opportunities these will meet wider community needs and it is appropriate that the costs should be appropriately apportioned.

1.3   The framework master plan for Filton Airfield includes elements of infrastructure, including education infrastructure to serve the wider Cribbs Patchway New Neighbourhood. Where infrastructure is sought to support development beyond the site boundary e.g. secondary school provision, BAE Systems will not fund these requirements in whole and costs will be apportioned between developers and relevant stakeholders where appropriate.

1.4   Policy CS6 should also establish the principle of dual use to ensure the most efficient use of land as advocated by the NPPF. Joint provision of facilities, for example the co-location of water attenuation area within green infrastructure or community access to school playing fields, maximises the opportunity for early delivery, improves the deliverability of the sites but can also facilitate community integration and engagement.

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

1.5   Yes. We agree that Policy CS6 should identify viability as a factor to be taken into account when identifying infrastructure contributions.

1.6   With respect of the council's transport infrastructure proposals and package for the North Fringe it is essential that this is costed and information shared to enable developers to be confident that developer contributions for major schemes will be reasonable and viable and that the infrastructure scheme can be delivered within anticipated timescales and not restrict development coming forward.

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1.7   We also refer to our previously submitted comments in respect of Policy CS6 and CS26 and our concern regarding the range and level of contributions sought. The use of viability tools, to ensure the level of contributions remains appropriate and the development proposals viable is essential to ensure deliverability.