

LP30 - Managing Infrastructure Provision

Policy background and explanation

- 16.14 Infrastructure is defined in each Council's Infrastructure Funding Statement and the supporting Infrastructure Delivery Plan (IDP). The provision of infrastructure is fundamental to maintaining quality of life, economic prosperity and the environmental assets of the Districts. The aim of this policy is to secure an appropriate level of infrastructure, including through developer contributions and planning obligations. Applicants will be expected to demonstrate that existing, planned and / or committed infrastructure is sufficient to accommodate development.
- 16.15 There are a wide range of infrastructure types including transport, telecommunications, security, green infrastructure, waste management, water supply, waste water, flood and coastal change management, minerals, energy supply as well as community facilities (such as health, education, police, emergency services and cultural infrastructure). The Councils have worked closely with infrastructure providers to ascertain infrastructure requirements related to growth and will continue to work with service providers, statutory bodies and neighbouring authorities to ensure the timely and coordinated delivery of infrastructure. The Infrastructure Delivery Plan (IDP) provides an up to date position on known infrastructure capacity and requirements.
- 16.16 In the event that essential infrastructure cannot be appropriately delivered to support new development, this policy will be used to restrict development from being commenced or, in certain cases, from being permitted, in the absence of proven infrastructure capacity. In cases where the cumulative impact of schemes on strategic infrastructure could prevent schemes being developed, a coordinated approach will be used to pool resources to address requirements and where this cannot be achieved the policy of restriction shall apply.

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- 1. Planning proposals will need to have regard to the Councils' Infrastructure Delivery Plan (a living document that will be reviewed and updated during the plan period) and any responses to the proposals from infrastructure providers. All new development must be supported by, and have good access to, all necessary infrastructure⁴³. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet the necessary infrastructure requirements arising from the proposed development.**
- 2. Development proposals must consider all of the infrastructure implications of a scheme, including existing commitments to infrastructure provision at the time of application submission and determination, and cumulative**

⁴³ Necessary infrastructure includes critical and/or essential infrastructure as identified in the Infrastructure Delivery Plan

impacts if the proposal forms one of a number of growth projects in a locality and/or infrastructure catchment area.

- 3. Applicants must demonstrate that adequate consideration has been given to the timing and level of infrastructure provision to the satisfaction of the relevant LPA and infrastructure providers. As such, development may need to be phased either spatially or sequentially to ensure the provision of infrastructure in a timely manner. Restrictions on planning permissions and/or planning obligations may be used to secure a satisfactory phasing arrangement.**