

## LP32 - Developer Contributions and Planning Obligations

### Policy background and explanation

- 16.21 The aim of the policy is to provide a policy framework for securing an appropriate level of infrastructure, including developer contributions and obligations. Applicants will be expected to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals.
- 16.22 Planning obligations are legally binding agreements entered into between a Local Planning Authority and a developer, which are intended to make development acceptable that would otherwise be unacceptable. Used effectively, planning obligations can increase the quality of development, however they must be reasonable and proportionate and directly relevant to planning and the proposed development.
- 16.23 The Councils have Community Infrastructure Levy (CIL) in place. This means that some types of new development must make a payment which will be used to fund infrastructure required to support development in each District. The amount of levy payable depends upon the size, type and location of the new development. A portion of CIL is also paid to the relevant Town and Parish Councils in which development takes places. However, CIL cannot be the single source of funding for infrastructure. This is because certain types of infrastructure (such as new primary schools) need to be delivered through section 106 planning obligations.
- 16.24 Relevant documents endorsed by the Councils would primarily include the Infrastructure Delivery Plan and Infrastructure Funding Statements but would also include documents with more detail such as open space type deficits and surpluses or detailed design for infrastructure schemes.

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- 1. Planning proposals will need to have regard to the Councils' Infrastructure Delivery Plan and any responses to the proposals from infrastructure providers. Applicants are required to mitigate the additional impacts their development will place on infrastructure through Planning Obligations and Community Infrastructure Levy (CIL) contributions.**
- 2. The delivery of growth is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, other Developer Contributions and where appropriate, funding assistance from the Councils / other provider organisations. Planning applications will be expected to include appropriate infrastructure provision.**
- 3. Applicants shall adhere to the Infrastructure Delivery Plan and the Infrastructure Funding Statements endorsed by the Councils detailing the types and priorities of infrastructure provision required for the Districts.**