

Policy IN1

Infrastructure Delivery

1. All new development must be served and supported by appropriate on-and off-site infrastructure and services as identified in the Infrastructure Delivery Plan (IDP) or as indicated by infrastructure providers.
2. Development proposals will be required to take into account the capacity of existing infrastructure and to provide and/or contribute significantly towards the provision of infrastructure made necessary by the development, or where the development would result in a need for additional or improved infrastructure. This also includes retaining land for essential educational, community, health, movement, waste, flood defence and Green and Blue Infrastructure.
3. If the infrastructure contribution required to mitigate the impact of development cannot be delivered in full, the development will only be permitted where:
 - a. The applicant has submitted a viability appraisal that has been produced in accordance with national guidance and has been independently verified by the Council;
 - b. The relevant infrastructure provider has advised the Council on the impact that a reduced contribution would have on existing infrastructure and service provision;
 - c. The value of the planning obligations has been maximised having regard to likely viability;
 - d. Where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional contributions are required if final development viability is better than anticipated in the viability assessment; and
 - e. Following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.
4. Where viability constraints can be demonstrated by evidence, contributions towards the following types of infrastructure will be prioritised in the order listed below, to ensure the most critical needs of the community are addressed:
 - a. Affordable housing
 - b. Education
 - c. Health
 - d. Transport

The Council will work with partners including infrastructure and service providers and stakeholders, including neighbouring authorities, to ensure that the necessary physical, social and environmental infrastructure is provided to support development and help to ensure a high quality of life for residents and communities of all ages.