



Developer Contributions Supplementary Planning Document

13th July 2011 Cabinet

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Related documents

Available separately on the Council's website:

The Place Plans

The LDF Implementation Plan
(includes the CIL Regulation 123 List)

The Code of Practice:

Part 1. Developer Contributions Code of Practice (for Town & Parish Councils regarding local infrastructure)

Part 2. Infrastructure Provision Code of Practice (for infrastructure providers regarding strategic infrastructure)

The CIL Charging Schedule & Accompanying Notes

The CIL Instalment Policy

Planning Obligations Procedures

1. Provision of infrastructure

Introduction

- 1.1 A commitment to ensuring that infrastructure is provided alongside development is a strong theme throughout the Shropshire Core Strategy and is embedded in the Spatial Vision, Strategic Objectives and Policies CS1, CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS9, CS13, CS17 and CS18. Delivery of infrastructure is through a number of means, including the LDF Implementation Plan and its accompanying 18 Place Plans; through Supplementary Planning Documents that elaborate the Core Strategy policies; through Planning Obligations such as section 106 legal agreements; and through the Community Infrastructure Levy and related documents. This SPD explains the inter-relationships between the various policies and key documents.
- 1.2 The majority of developments in Shropshire are small-scale. Their cumulative effect is a gradual, but significant, impact on the infrastructure requirements of the towns and villages in which they occur. For example, nearly 60% of new dwellings built in Shropshire over 1998-2008 were on developments of less than 5 dwellings. A mechanism to share the burden fairly is therefore particularly important if development is to be accompanied by adequate new infrastructure.
- 1.3 In the past, while large developments contributed towards infrastructure provision, small developments rarely did so. In order to address this discrepancy, and to ensure that development is in future matched by accompanying infrastructure, Shropshire's Core Strategy Policy CS9 requires all development to make "contributions to local infrastructure in proportion to its scale and the sustainability of its location".

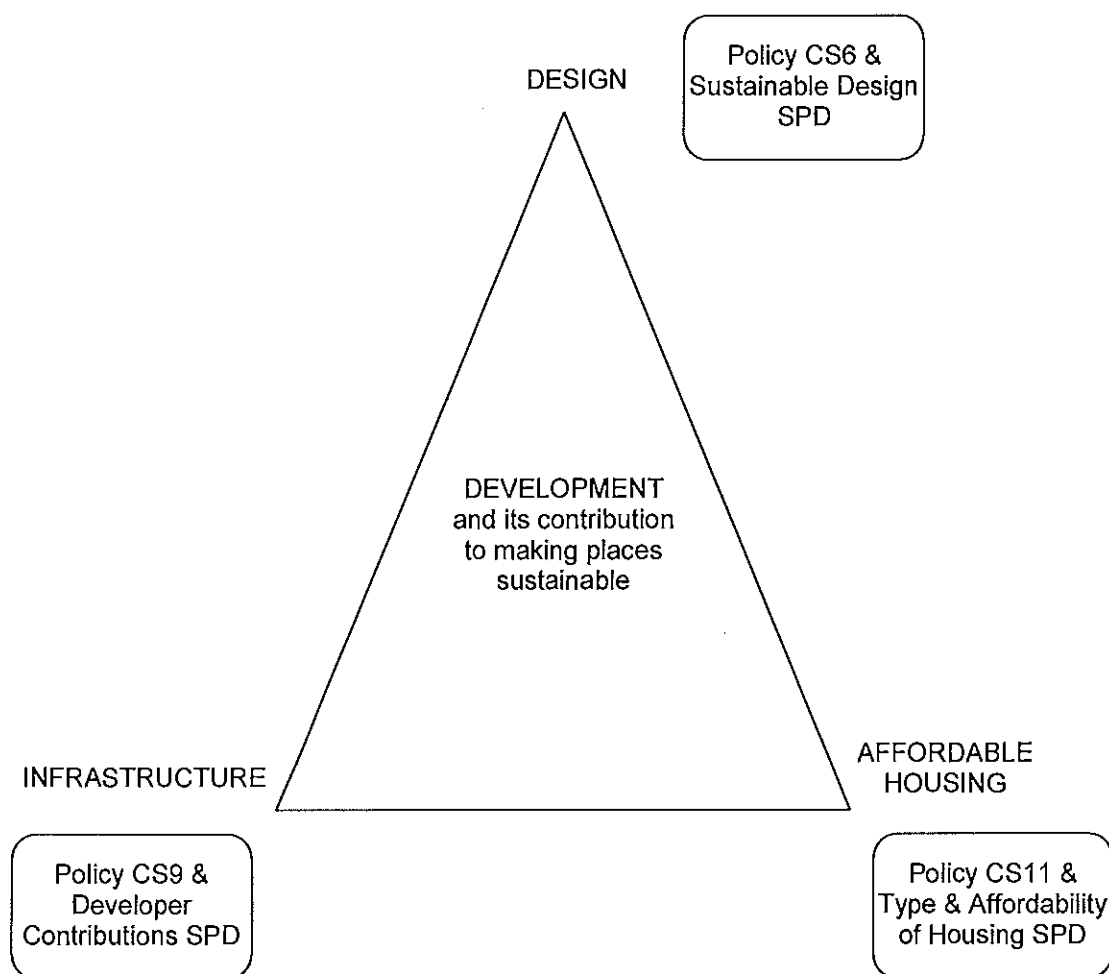
Priorities for infrastructure provision

- 1.4 Having established the principle that all development should make contributions, Policy CS9 (reproduced in Appendix 1) proceeds to provide a framework for prioritising competing infrastructure demands. The first call on developer contributions is **critical infrastructure**, defined as "essentials without which the development simply would not take place". In relation to infrastructure, this includes provision of essential utilities, facilities, water management and safe access for the development. These overlap with design requirements, which are discussed in more detail in paragraphs 1.11 – 1.13.
- 1.5 The second and third calls on developer contributions are **priority infrastructure** and **key infrastructure** respectively, as identified in the LDF Implementation Plan. The LDF Implementation Plan and the 18 Place Plans that form its appendices provide a delivery framework for infrastructure provision as explained below in paragraphs 1.19 - 1.22.

Viability of development

- 1.6 The Core Strategy policies place a number of requirements on a development, which can be broadly represented by the triangle in figure 1 below. All developments must meet minimum design standards as required by Core Strategy Policy CS6; must contribute to infrastructure as per Policy CS9; and in the case of open market residential developments must also contribute to affordable housing as required by Policy CS11. Each of these Core Strategy policies is elaborated by a Supplementary Planning Document (SPD).

Figure 1: Developer contributions to sustainable places



- 1.7 The three requirements, for quality design, infrastructure provision and affordable housing, all place some pressure on the viability of a development. The Council recognises that this creates a tension: requiring too much of one element reduces the ability of a development to meet one or two of the other elements. While policy decisions can legitimately tilt the balance more in one direction than another, it is essential that overall the balance between the three broad types of contribution remains viable.
- 1.8 The viability of the balance was tested at the Core Strategy examination and will be further tested at the independent examination into developer contributions that are to be raised through the Community Infrastructure Levy

(CIL) Charging Schedule. In addition, the prevailing rate for affordable housing contributions is updated annually in relation to market conditions using the dynamic viability index contained in the Type and Affordability of Housing SPD. The Council recognises that the viability of development in relation to these various calls on development will require regular review. Although high standards will inevitably reduce the viability of some marginal schemes, the Council needs to ensure that the *majority* of developments remain viable, in order to ensure delivery of the Council's Spatial Vision and Strategic Objectives. The availability of sufficient land at a price that reflects these requirements is key to ensuring delivery.

- 1.9 The land value will be expected to reflect the planning requirements. The LDF Implementation Plan contains information about infrastructure requirements that will help inform negotiations between developers and landowners over realistic land values.
- 1.10 Although shown as three apexes on the triangle above, in reality the three elements are not always discrete. Design merges into infrastructure provision, as referred to in paragraph 1.4 above. Affordable housing has in the past been included in the definition of infrastructure (Planning Act 2008). As it is not possible to fully separate out developer contributions to infrastructure from design and affordable housing elements, a brief overview of these aspects is provided below.

Design Requirements

- 1.11 Quality design is of fundamental importance and is a primary consideration when assessing a planning application. Design requirements include:
 - meeting the requirements of Core Strategy Policy CS6: Sustainable Design and Development Principles and the accompanying Sustainable Design SPD.
 - Meeting the requirements of Core Strategy Policy CS7: Communications and Transport in relation to promoting sustainable travel.
 - meeting the requirements of Core Strategy Policy CS17: Environmental Networks.
 - meeting the requirements of Core Strategy Policy CS18: Sustainable Water Management.
- 1.12 Further details are in the Sustainable Design SPD, which is being prepared in two parts. Part One (July 2011) covers sustainability considerations, in relation to water and drainage; energy efficiency and generation; and waste management and resource efficiency. Part Two (draft expected 2012) is concerned with place making, covering design requirements such as transport, ecology and recreation.

- 1.13 On-site infrastructure that is primarily to meet the needs of the occupants of the new development is usually a design requirement (for example, landscaping, amenity open space, car and bicycle parking, suitable road access, waste storage and site drainage). On-site infrastructure will normally be dealt with through planning conditions, although section 106 agreements may be required in some cases to ensure delivery.

Affordable Housing Requirements

- 1.14 All residential developments involving 1 or more market dwellings will have a section 106 agreement to secure either on site provision and/or obtain a contribution to affordable housing, as required by Core Strategy Policy CS11. Affordable housing contributions are detailed in the Type and Affordability of Housing SPD, which is available on the Council's website at www.shropshire.gov.uk/planning.nsf following menu path Planning Policy>Housing SPD.

Mechanisms for infrastructure provision

- 1.15 The appropriate mechanism for making contributions to local infrastructure will vary between developments, but one or more of the following will normally apply:

1. Planning Conditions

These are the main mechanism for provision of essential on-site design requirements (see paragraph 1.11) and critical infrastructure. The long-term maintenance of integral and critical infrastructure is usually secured through adoption agreements between the developer and a suitable organisation, for example roads and street lighting with the highways authority; sewers with the utility provider; amenity open space with a suitable council or private contractor.

2. Planning Obligations

Planning obligations (section 106 agreements and undertakings) are tailored to a specific development and must be directly related to its impact. Their use is detailed in chapter 2.

For employment-related and other non-residential developments, planning obligations will continue to be the main mechanism for ensuring that contributions are made where necessary.

A small proportion of residential developments may also require an additional section 106 agreement for infrastructure where there are site-specific requirements that are not covered by the Community Infrastructure Levy. These include very large developments or those with special features or with specific or unusually high infrastructure demands.

3. Community Infrastructure Levy (CIL)

The Community Infrastructure Levy provides a fair and consistent mechanism for pooling contributions from all eligible developments. It provides certainty so that developers can calculate in advance the level of contribution required. The Levy is described further in chapter 3.

Although the Levy is usually a financial contribution, it is also possible to make payments "in kind", for example the transfer of land or buildings in lieu of all or part of the Levy.

- 1.16 In some cases, all three of the mechanisms above will be utilised. For example, developer contributions for open space, sport and recreation provision may include planning conditions, planning obligations and CIL. Appendix 2 details this division for open space, sport and recreation provision. This should be read alongside the LDF Implementation Plan, which provides a more detailed breakdown for each settlement in Shropshire.
- 1.17 The CIL Regulations 2010 (as amended) do not allow planning obligations to be used for any infrastructure for which the Community Infrastructure Levy is also used. Where there is no published list, planning obligations may not be used for any infrastructure (CIL Regulation 123). It is therefore imperative to publish a list of infrastructure to be funded through the Community Infrastructure Levy. This is provided in the LDF Implementation Plan.
- 1.18 Guidance on which types of infrastructure will benefit from the Community Infrastructure Levy, and which types will not (and therefore can be subject to s106 agreements), is provided in the LDF Implementation Plan. This is annually updated every April, to reflect community priorities.

LDF Implementation Plan and the Place Plans

- 1.19 Core Strategy Policy CS9 specifies that contributions by development towards infrastructure will be in accordance with the priorities identified in the LDF Implementation Plan. The LDF Implementation Plan includes 18 Place Plans, which detail the infrastructure requirements for each locality within Shropshire.
- 1.20 Development is expected to contribute towards some of this infrastructure, although developer contributions will remain only a small proportion of total infrastructure funding. The Place Plans therefore seek to coordinate actions and resources between service delivery bodies in addition to providing a basis for developer contributions.
- 1.21 The Place Plans are 'live' documents that are informed by the community's requirements, Parish/ Town Plans and Neighbourhood Plans. They provide an indication of what may be required to make a proposed development acceptable in planning terms, in addition to the wider community aspirations for the area. As such, they form part of the basis for decision making on:
- i) how developments should be designed

- ii) what Section 106 Planning Obligations may be necessary
- iii) how the Council, as the CIL Charging Authority, in consultation with the town/parish council, directs the spending of the Levy monies in the year ahead

1.22 The elements of the Place Plans that relate to infrastructure are annually drawn up into the LDF Implementation Plan. The LDF Implementation Plan provides both a longer-term view of infrastructure delivery and a shorter-term, annual list of infrastructure to be funded through the Community Infrastructure Levy. This dual perspective is necessary to provide long-term certainty over the likely means and timing of the delivery of infrastructure to support the local development framework on the one hand, and flexibility to allow for a responsive, community-led approach on the other hand.

The Code of Practice

1.23 The annual review of the LDF Implementation Plan and the Place Plans enables regular input from both infrastructure providers and from local communities. The process of review, including making decisions on the priorities for developer contributions, is set out in the **Code of Practice**. This is contained in two parts:

Part 1. Developer Contributions Code of Practice - regarding local infrastructure. This is of particular relevance to Town & Parish Councils.

Part 2. Infrastructure Provision Code of Practice - regarding strategic infrastructure. This is of particular relevance to infrastructure providers.

1.24 The principles set out in the Code of Practice include:

- To ensure a close relationship between development and infrastructure provision, the majority of the Community Infrastructure Levy will be spent on local infrastructure.
- Local infrastructure is defined as infrastructure provided in or close to the locality in which the development is situated. In the first instance this is the settlement in which the development has taken place, but communities may choose to nominate an associated settlement to receive the developer contributions if they wish to do so. This flexibility is important as infrastructure is often used by and benefits a number of communities within an area.
- Town and Parish Councils, in partnership with the relevant Shropshire Council local Member, will help identify which infrastructure requirements in the Place Plan are the priorities to take forward within the LDF Implementation Plan as the focus for the use of Community Infrastructure Levy funds in the forthcoming year.

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- Decisions on the annual use of Community Infrastructure Levy funds for local infrastructure will identify what monies will be used in the year ahead; what will be banked for spend in future years; what will be spent locally or pooled to spend on a joint project elsewhere.
- The remaining proportion of the Community Infrastructure Levy will be spent on strategic infrastructure, defined as 'vital to the delivery of Shropshire's development strategy, as set out in the Core Strategy Strategic Priorities and Policy CS1'.
- Financial contributions for Affordable Housing contributions will be also be managed through the Code of Practice.

2. Planning Obligations

Infrastructure provision through planning obligations

- 2.1 For all categories of development, planning obligations through section 106 agreements or unilateral undertakings may be necessary for site-specific works.
- 2.2 Regulation 122 of the Community Infrastructure Levy Regulations 2010 makes it unlawful for a planning obligation to be taken into account in determining a planning application if it does not meet the following three tests. The planning obligation must be:
 - (a) necessary to make the proposed development acceptable in planning terms;
 - (b) directly related to the proposed development;
 - (c) fairly and reasonably related in scale and kind to the development;
- 2.3 In determining whether planning obligations are required to make the proposed development acceptable in planning terms (test a), the Council will have regard to the infrastructure requirements that are identified in the LDF Implementation Plan.
- 2.4 In negotiating a planning obligation that is fairly and reasonably related in scale and kind to a development (test c), the Council will consider development viability and the benefit of the development in relation to its impact.
- 2.5 Planning obligations may be necessary for other matters not identified in the LDF Implementation Plan, depending on the specific impacts of the development. For example, sustainable travel to meet Core Strategy Policies CS6 and CS7 may not be detailed in the LDF Implementation Plan, but may be required to make development acceptable particularly where a development generates a large number of trips, such as a major retail or employment development.

Preventing duplication with the Community Infrastructure Levy

- 2.6 Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended) prevents the use of planning obligations for infrastructure projects or types that will be wholly or partly funded by the Community Infrastructure Levy (CIL). Therefore, from the date that the CIL Charging Schedule first becomes effective (expected to be 1st January 2012), planning obligations may not be sought for infrastructure on the Regulation 123 list.
- 2.7 The Regulation 123 list of the types of infrastructure that will be funded by CIL in the year ahead, and therefore for which planning obligations cannot be sought, is contained in the Shropshire LDF Implementation Plan. The Regulation 123 list is broken down by settlement, as the types of infrastructure that are on the list for CIL funding (and are therefore ineligible for planning

obligations) vary between Shropshire's towns and villages, reflecting local circumstances. The LDF Implementation Plan is published annually and is available on the Council's website.

Planning Obligations Procedures

2.8 The detailed process for preparing a planning obligation and ensuring compliance is available as a separate document on the Council's website. It contains the following key principles:

- In most cases, the need for planning obligations should be identified by the applicant, in consultation with the Council, prior to submission of a planning application. The planning application should include draft Heads of Terms to expedite the process of drawing up a section 106 legal agreement and determining the application without delays.
- Internal processes will ensure that planning obligations are progressed in a timely and co-ordinated manner with good communication between the various Council departments.
- Following grant of planning consent, planning obligations will be made accessible electronically on the Council's website.

Monitoring Planning Obligations

2.9 Progress in delivering planning obligations (i.e. monies received and expenditure) will be reported in the annual review of each Place Plan. It is expected that Parish / Town Councils will draw any problems with delivery to the Council's attention as part of the annual consultation with them on their Place Plan.

2.10 The Council's planning enforcement team will track compliance with each provision contained in a legal agreement, and the Council's planning obligations officer will ensure collection and spend by service departments. In order to provide this service, the Council will levy an administration charge on each legal agreement equivalent to 2% of the value of the contribution, unless agreed otherwise with the applicant. This admin charge will be 'capped' at £10,000 per agreement, unless agreed otherwise with the applicant. This will be in addition to the normal costs and any external specialist advice costs required for processing and completing the legal agreement.

3. The Community Infrastructure Levy

Infrastructure provision through the Community Infrastructure Levy

- 3.1 Part 11 of the Planning Act 2008 and accompanying Community Infrastructure Levy Regulations (Statutory Instruments 2010 No. 948 and 2011 No. 987) enable financial contributions to be levied from all development that involves one dwelling or is 100 square metres or more. Shropshire Council is the Charging Authority and is responsible for the Levy.
- 3.2 Due to the uncertain final content of the Localism Bill and enabling Regulations, the governance arrangements for the use of Levy funds are not contained in this SPD, but in the **Code of Practice** as a more readily updated document. This is available on the Council's website.
- 3.3 The Community Infrastructure Levy is for infrastructure required to support the development of the area. Although the Levy will make a significant contribution, core public funding will continue to bear the main burden of infrastructure funding. The Levy is intended to fill the funding gaps that remain once existing sources of funding have been taken into account.
- 3.4 Infrastructure that will benefit from the Levy in the year ahead is listed in the LDF Implementation Plan, which is reviewed annually.
- 3.5 The use of the Levy will be reported in an annual CIL report, which will include CIL receipts and expenditure for Shropshire, the amount of CIL used to repay any money borrowed for infrastructure items, the amount of CIL used to cover administrative expenses, and CIL balances at each year end. The use of the Levy will also be reported to communities annually in the Place Plans, showing how much has been received from development in each settlement, and how much has been spent where, and on what infrastructure schemes. The amount of CIL retained at the end of the reported year will be broken down by settlement.

The Levy Rates

- 3.6 The amount of Levy required of development is specified in the Shropshire CIL Charging Schedule. The Charging Schedule is subject to a statutory process, including independent examination. The rationale behind the Levy rates is fully explained as part of the documents that accompany the Charging Schedule, available on the Council's website.
- 3.7 The Levy rate has been set at a level that is viable for most development. In exceptional circumstances, the Council may grant discretionary relief where there the development also has a section 106 obligation for a sum greater than the Levy amount, and payment of the Levy would have an unacceptable impact on the economic viability of the development (CIL Regulations 55-57). Further details of the discretionary relief procedures are available in the Charging Schedule Accompanying Notes, available on the Council's website.

Revising the Charging Schedule

- 3.8 The operation of the Levy, the current market conditions and overall economic viability of development in Shropshire will be reassessed annually. Consultation with the development industry and other stakeholders takes place annually in November / December as part of the SHLAA Market Assessment Review Panel and Developer Panel. Updates on market conditions and economic viability are reported in the annual SHLAA (Strategic Housing Land Availability Assessment), while the operation of the Levy and the economic viability indicators in relation to the affordable housing target rate are reported in the LDF Annual Monitoring Report.
- 3.9 When it is considered necessary to change the Charging Schedule, a preliminary draft will be prepared for the first round of public consultation, followed by a Draft Charging Schedule for a second period of consultation, followed by an examination by an independent person before the Charging Schedule can be adopted by the Council. This entire process will take at least 40 weeks. It is envisaged that the Charging Schedule will be revised as often as is appropriate to ensure that it reflects changing circumstances.

APPENDIX 1: CORE STRATEGY POLICY CS9

CS9: INFRASTRUCTURE CONTRIBUTIONS

Development that provides additional dwellings or employment premises will help deliver more sustainable communities by making contributions to local infrastructure in proportion to its scale and the sustainability of its location, in the following order of priority:

1. Critical infrastructure that is necessary to ensure adequate provision of essential utilities, facilities, water management and safe access for the development, including that identified in the LDF Implementation Plan
2. Priority infrastructure, as identified in the LDF Implementation Plan, including contributions from residential developments towards affordable housing as required to meet Policy CS11 *Type and Affordability of Housing*
3. Key infrastructure as identified in the LDF Implementation Plan

EXPLANATION

It is fair that the burden of new infrastructure is shared by all development, in proportion to its scale. This is particularly important in a rural area such as Shropshire, where a high proportion of development is individually of a small scale but collectively has a significant impact on infrastructure. For example, over the period 1998-2008 around 60% of new dwellings were on sites of less than 5 dwellings, and made negligible contribution to infrastructure. By requiring all development to contribute, the cumulative impact of many small and medium sized developments will be better matched by infrastructure provision than has been the case in the past.

There will be geographical variation in the level of contributions sought, in reflection of both economic viability and the fact that some places have a higher level of requirement than others if they are to be sustainable places. For example, development in Community Hubs and Community Clusters and in the countryside may have to work harder, through greater developer contributions, to ensure that its net effect on sustainability is positive.

The policy refers to development that involves the creation of new dwellings or employment premises. "Development" in this context includes change of use / conversions and subdivisions. It does not apply to householder applications, listed building and conservation area applications, extensions of existing dwellings or existing employment premises (unless the extension is then subdivided into separate units), except to meet their own critical infrastructure requirements and to comply with Policy CS6 *Sustainable Design and Development Principles*.

Critical infrastructure refers to water, electricity, access, transport facilities and other essentials without which the development simply would not take place. On-site works and the design of the development will often be sufficient to ensure adequate provision, but on occasion it may be necessary for developers to contribute to off-site works either directly or through pooled financial contributions. The standard of provision required in relation to water management is set out in Policy CS18 *Sustainable Water Management*. Safe access refers not only to vehicular access and adequate sightlines, but also access to the building by pedestrians and cyclists where relevant. It does not include access within the building, which is the subject of building regulations rather than development management. The definition of "essential" utilities is likely to change over time, reflecting for example the changing importance of digital networks, renewable energy, sustainable urban drainage (SUDS) and other essentials for the normal operation of business or family life.

After critical infrastructure, the priority for infrastructure contributions from development includes the delivery of affordable housing, reflecting the Shropshire Sustainable Community Strategy and the requirements of Core Strategy Policy CS11. Other priorities are identified in the LDF Implementation Plan, which details the partnership approach towards delivery of new infrastructure. The LDF Implementation Plan is updated regularly, and provides the mechanism by which infrastructure requirements and their relative priority are identified by Shropshire Council in association with local communities and delivery partners.

Key infrastructure requirements are also detailed in the LDF Implementation Plan. Identified infrastructure will help deliver Policies CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS10, CS14, CS15, CS17, CS18 and CS19, for example through the provision of transport infrastructure, public open space and sports facilities, etc.

The appropriate level of contributions for infrastructure other than affordable housing will be set either in the Site Allocations and Management of Development DPD, or in a Community Infrastructure Levy (CIL) Charging Schedule, at a level that is economically viable for the majority of development. Dynamic viability analysis will be used to ensure that viability is reassessed regularly, and reflects changes to market prices, costs of construction and alternative land use values over time.

Contributions will be secured through a variety of ways, including by planning conditions, section 106 legal agreements, and the Community Infrastructure Levy. Where appropriate, contributions from a number of developments may be pooled to address a cumulative impact.

APPENDIX 2: PROVISION OF OPEN SPACE, SPORT & RECREATION ON RESIDENTIAL DEVELOPMENTS

Introduction

The LDF Implementation Plan sets out the Council's expectations as to which open space, sport and recreation requirements are expected to be provided on site as part of site design (developer funded), provided through s106 agreements where necessary (eg. to ensure long term maintenance) or provided through Community Infrastructure Levy funding.

In general, amenity, natural and recreational open space is part of a site's design requirement, whereas play equipment, formal sports facilities and other enhancements to public open space will be funded from the Community Infrastructure Levy, where this is identified by the local community as a priority for CIL funding.

On site design requirements

The benefit and importance of well designed and implemented open space is well documented and delivers a number of social objectives, including health and wellbeing, as well as environmental ones. The creation and improvement of open spaces serves a number of purposes, for example, open space may simultaneously provide links for wildlife and pedestrians, sustainable drainage, landscaping, and shade. Such design issues will form an important part in the determination of the planning application. The Sustainable Design SPD will provide guidance on on-site design requirements for open space provision.

Amenity Open Space

Most sites require amenity open space of some kind as an integral part of their design. This is part of the function of private gardens on a housing development. However, for some developments, particularly larger developments and those with apartment buildings or significant natural features, there is a need for this to be provided separately and to be maintained collectively via an adoption agreement.

Natural and Semi-natural Open Space

Landscaped areas/buffer zones/SUD's areas necessary for the development and not forming part of 'useable' recreational open space will form part of the design and therefore will be developer funded. Maintenance of such areas will be through a private management company or adoption agreement with the Local Authority or Parish/Town Council with associated commuted maintenance payment.

Exceptional landscaped and ecological features/areas that are integral to the site will be expected to be incorporated into the site layout and maintained accordingly.

Recreational Open Space

Land for play areas, outdoor sports and recreational uses may be required on medium and large developments, to ensure that the development is well designed for its future occupiers. While CIL funds will be used to provide equipment, any land requirement will be provided as an integral part of a development's design.

Generally recreational spaces need to be a minimum size of at least 2,000 square metres in order to be functional. Consequently, sites of less than 20 dwellings will generally not be required to provide land for recreational open space.

The need for a development to provide recreational land to meet Core Strategy Policy CS6 will be assessed as part of the sustainability checklist when a planning application is received, using the Sustainable Design SPD and the Place Plans.

The Place Plans detail the sport and recreational facilities that are needed to ensure adequate provision of quality, accessible open spaces in the local area. They also indicate whether such provision is a priority for the use of CIL funds. If there is likely to be a time-lag between the provision of land and the provision of facilities on it using CIL funds, the land will be treated as amenity open space for the interim period.

Use of the Community Infrastructure Levy

CIL funds may be used for formal play equipment and/or facilities for sport and recreation. Where CIL is used to provide these facilities on site, CIL will also be used to ensure that they are maintained, including maintenance of the base recreational open space where the facilities are to be sited.

CIL may also be used for the enhancement of publicly accessible recreational spaces and for recreational requirements to meet community aspirations that have been identified in the Place Plans. Where CIL funds are used to provide enhancements, CIL will also be used to ensure that these are maintained.

APPENDIX 3: LINKS TO RELATED DOCUMENTS

The following documents are highly relevant to developer contributions, but are prepared and updated separately to the SPD. They are available on the Council's website at www.shropshire.gov.uk following menu path Planning>Planning Policy

The Place Plans

The LDF Implementation Plan
(includes the CIL Regulation 123 List)

The Code of Practice:

Part 1. Developer Contributions Code of Practice (for Town & Parish Councils regarding local infrastructure)

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The Sustainable Design SPD Part One (July 2011)

The Sustainable Design SPD Part Two (forthcoming)

The Type and Affordability of Housing SPD (March 2011)