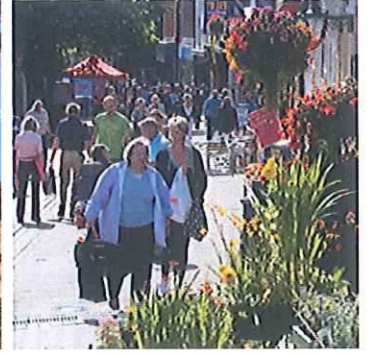
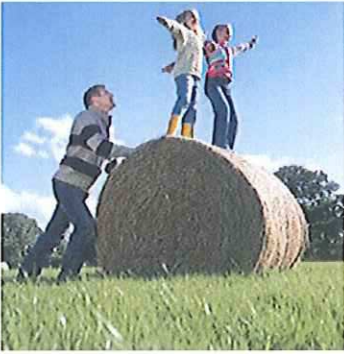




Shropshire
Council



Shropshire Local
Development Framework :
Adopted Core Strategy

March 2011

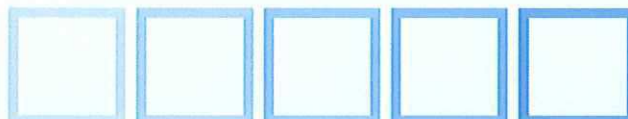
CS9 : Infrastructure Contributions

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

- 4.110 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.
- 4.111 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.
- 4.112 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.



- 4.113 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.
- 4.114 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.
- 4.115 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.
- 4.116 The appropriate level of contributions for infrastructure other than affordable housing will be set either in the SAMDev 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. The Government is due to publish final Regulations regarding the operation of CIL shortly, which will inform the decision of whether to charge a Community Infrastructure Levy in Shropshire, or whether to rely on other methods of obtaining contributions from developers, such as section 106 planning agreements. This will be one of the key decisions to be made in the process of preparing the SAMDev DPD.
- 4.117 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.

Key Evidence

- 1 The LDF Implementation Plan;
- 2 Parish Plans, Village Design Statements and other locally identified infrastructure aspirations, are reflected in the LDF Implementation Plan;
- 3 Affordable Housing Viability Study (Fordham Research April and July 2010);
- 4 Annual Monitoring Reports and analysis of development trends (Shropshire Council 2009);
- 5 Indoor Sports Facilities Strategy (Draft Shropshire Council 2010);
- 6 Playing Pitch Strategy (Draft Shropshire Council 2010).

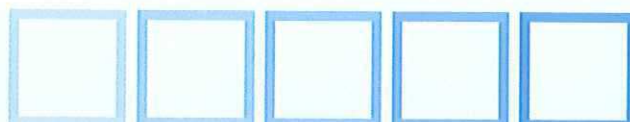
Delivery and Monitoring of Policy:

This policy will be delivered by:

- Preparation of the SAMDev DPD;
- The development management process;
- Partnership working with infrastructure providers;
- Developer contributions on-site and by commuted sums through section 106 legal agreements and, possibly, through the Community Infrastructure Levy.

The following indicators will be used to monitor the effectiveness of the policy:

- Progress against programmes and projects identified within the Implementation Plan, including developer contributions.



APPENDIX 1- LDF Implementation Plan (2012-2013)

Shropshire Council

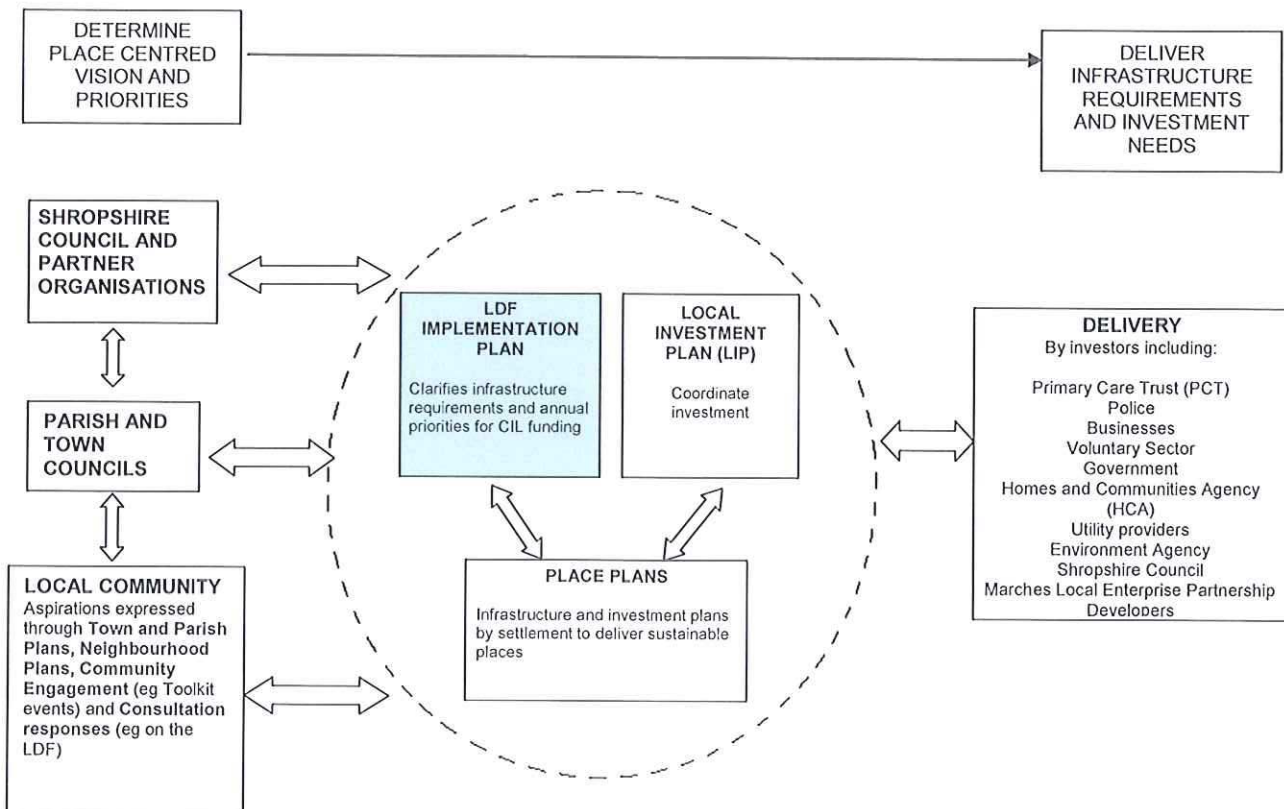
LDF Implementation Plan

2012-2013

regularly to reflect changing needs and priorities. This includes incorporating the infrastructure requirements for specific sites allocated through the Site Allocations and Management of Development (SAMDev) DPD.

- 1.8 The LDF Implementation Plan and supporting Place Plans should therefore be viewed as 'living' documents that take account of these changes as they come forward and provide a continual process by which to align the programmes and actions of many organisations. The list of projects included within this Implementation Plan is therefore not intended to be exhaustive, as the process of implementation will constantly be responding to local circumstances over the life of the Core Strategy and in time the SAMDev DPD.

Figure 1: Overview of the Infrastructure Planning process in Shropshire.



2.0 Relationship with the Shropshire Place Plans

- 2.1 Shropshire's LDF embraces the national Localism agenda, linking development to the delivery of local community benefits. It recognises that sustainability is based on many different factors and that what is needed to make and maintain a sustainable community in one place may differ in another.

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT- eg on site design/ land provision/ maintenance	
										surplus capacity exists in the town overall. Any requirements will be determined through SAMDev, based on need, however, it should be noted that for any sites that are allocated for 700+ dwellings different principles for developer contributions will apply as per Shrewsbury- see table 1.
	Review of secondary school educational facilities in Bridgnorth	CS8, CS3, CS9	KEY	Ongoing	None	Ongoing- to be determined through SAMDev		✓		To be determined through SAMDev, based on need.
COMMUNITY FACILITIES	Replacement police section station	CS8, CS3, CS9	KEY	5-10 years (dependent on level of development in SAMDev)	None	£3 million		✓		Jointly funded with West Mercia Police following disposal of existing police station- see Bridgnorth Place Plan
GREEN INFRASTRUCTURE REQUIREMENTS										
AMENITY, RECREATION, NATURAL AND SEMI-NATURAL OPEN SPACE	On site open space provision and maintenance to meet site design requirements and	CS6, CS3, CS9, CS17	PRIORITY	2011-2026	None	Typical maintenance costs for a 20yr period are £0.55/m2 for grassed			✓	See Bridgnorth Place Plan for details of identified deficiencies. On-going maintenance through an adoption

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT- eg on site design/ land provision/ maintenance	
COMMUNITY FACILITIES	Expansion/ improvements to existing police station	CS8, CS3, CS9	KEY	5-10 years (dependent on the level of development in SAMDev)	None	£125,000	✓	✓		Jointly funded with West Mercia Police- see Cleobury Mortimer Place Plan
	Provision of burial land to provide additional capacity	CS8, CS3, CS9	KEY	Ongoing	None	Yes	✓	✓		
HEALTH	Provision of a replacement GP surgery	CS8, CS3, CS9	PRIORITY	2012-2013	Yes	None	N/A	N/A	N/A	Surgery identified as a high priority for replacement due to severe capacity issues and quality. In principle approval has been given by the PCT for the practice to proceed with new premises proposal. A draft scheme has been submitted and is under review.
GREEN INFRASTRUCTURE REQUIREMENTS										
AMENITY, RECREATION, NATURAL AND SEMI-NATURAL OPEN SPACE	On site open space provision and maintenance to meet site design requirements and standards identified in the Interim Planning Guidance (adopted Jan 2012) and the Natural	CS6, CS3, CS9, CS17	PRIORITY	2011-2026	None	Typical maintenance costs for a 20yr period are £0.55/m2 for grassed public open space or £0.47/m2 for natural				See Cleobury Mortimer Place Plan for details of identified deficiencies. On-going maintenance through an adoption agreement or suitable contract (unless site becomes used for play and sports facilities as

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT-eg on site design/ land provision/ maintenance	
SOCIAL INFRASTRUCTURE REQUIREMENTS										
AFFORDABLE HOUSING	Affordable housing provision	CS11, CS3, CS1, CS9	PRIORITY	Ongoing	N/A	N/A	✓			additional improvements are sought.
	Review of primary educational facilities in Craven Arms	CS8, CS3, CS9	PRIORITY	Ongoing	None	Ongoing- to be determined by SAMDev	✓			To be determined by SAMDev, based on need. Although the level of development for the plan period will be determined through SAMDev, it should be noted that for any sites that are allocated for 700+ dwellings different principles for developer contributions will apply as per Shrewsbury- see table 1.
EDUCATION	Improvements/ expansion of existing secondary school educational facilities in Craven Arms	CS8, CS3, CS9	PRIORITY	Ongoing	None	Ongoing- to be determined by SAMDev	✓			To be determined through SAMDev based on need.
	Replacement police section station in Craven Arms	CS8, CS3, CS9	KEY	5-10 years (dependent on the level of development in SAMDev)	None	£2.5 million	✓			Jointly funded with West Mercia Police- see Craven Arms Place Plan
COMMUNITY FACILITIES										

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT- eg on site design/ land provision/ maintenance	
SOCIAL INFRASTRUCTURE REQUIREMENTS										
AFFORDABLE HOUSING	Affordable housing provision	CS11, CS3, CS1, CS9	PRIORITY	Ongoing	N/A	N/A	✓	✓		
EDUCATION	Review of primary educational facilities in Craven Arms	CS8, CS3, CS9	PRIORITY	Ongoing	None	Ongoing- to be determined by SAMDev		✓		To be determined by SAMDev, based on need. Although the level of development for the plan period will be determined through SAMDev, it should be noted that for any sites that are allocated for 700+ dwellings different principles for developer contributions will apply as per Shrewsbury- see table 1.
	Improvements/ expansion of existing secondary school educational facilities in Craven Arms	CS8, CS3, CS9	PRIORITY	Ongoing	None	Ongoing- to be determined by SAMDev		✓		To be determined through SAMDev based on need.
COMMUNITY FACILITIES	Replacement police section station in Craven Arms	CS8, CS3, CS9	KEY	5-10 years (dependent on the level of development in SAMDev)	None	£2.5 million		✓		Jointly funded with West Mercia Police- see Craven Arms Place Plan

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS		NOTES
							S106	DEVELOPER FUNDED DIRECT-eg on site design/land provision/maintenance	
SOCIAL INFRASTRUCTURE REQUIREMENTS									
AFFORDABLE HOUSING	Affordable housing provision	CS11, CS2, CS1, CS9	PRIORITY	Ongoing	N/A	N/A	✓		
EDUCATION	Improvement/expansion to existing primary school provision in Ellesmere	CS8, CS3, CS9	PRIORITY	Ongoing	None	£750,000	✓		To be confirmed through SAMDev, based on need. However, it should be noted that for any sites that are allocated for 700+ dwellings different principles for developer contributions will apply as per Shrewsbury- see table 1.
	Improvements/expansion of existing secondary school facilities in Ellesmere	CS8, CS3, CS9	PRIORITY	Ongoing	None	Ongoing- to be determined through SAMDev	✓		To be determined through SAMDev, based on need.
COMMUNITY FACILITIES	Refurbishment of police station in Ellesmere	CS8, CS3, CS9	KEY	Ongoing	None	£250,000	✓		Dependent on level of development in SAMDev. Jointly funded with West Mercia Police- see Ellesmere Place Plan
	Provision of burial land to provide additional capacity	CS8, CS3, CS9	KEY	Ongoing	None	Yes	✓	✓	
HEALTH	Provision of replacement GP surgery in Ellesmere	CS8, CS3, CS9	PRIORITY	Ongoing	None	To be determined	✓	✓	The replacement surgery is on the PCT list of premises for development. However, there is currently no

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT-eg on site design/ land provision/ maintenance	
SOCIAL INFRASTRUCTURE REQUIREMENTS										
AFFORDABLE HOUSING	Affordable housing provision	CS11, CS3, CS1, CS9	PRIORITY	Ongoing	N/A	N/A	✓			
EDUCATION	Improvement/ expansion of primary educational facilities in Much Wenlock	CS8, CS3, CS9	PRIORITY	Ongoing	None	Ongoing- to be determined through SAMDev/ Neighbourhood Plan	✓	✓		Although the level of development for the plan period will be determined through SAMDev/Neighbourhood Plan, it should be noted that for any sites that are allocated for 700+ dwellings different principles for developer contributions will apply as per Shrewsbury- see table 1.
	Review of secondary educational facilities in Much Wenlock	CS8, CS3, CS9	KEY	Ongoing	None	Ongoing- to be determined through SAMDev/ Neighbourhood Plan		✓	✓	To be determined through SAMDev/Neighbourhood Plan, based on need.
COMMUNITY FACILITIES	Replacement police station	CS8, CS3, CS9	KEY	Dependent on SAMDev	None	£2.5 million		✓		Jointly funded with West Mercia Police- see Much Wenlock Place Plan. Need for replacement facility to be determined through SAMDev

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT- eg on site design/ land provision/ maintenance	
	New primary school provision in Oswestry SUE	CS8, CS3, CS9	PRIORITY	Ongoing	None	£2.5million	✓	✓	✓	Land to be safeguarded within the Oswestry SUE. Developer contributions/Shropshire Council funding assumed.
	Improvement/ expansion of secondary school educational facilities in Oswestry	CS8, CS3, CS9	PRIORITY	Ongoing	None	£1.125 million	✓	✓	✓	To be determined through SAMDev, based on need.
COMMUNITY FACILITIES	Replacement police section station	CS8, CS3, CS9	KEY	2015-2020 (Dependent on level of development in SAMDev)	None	£2.5 million	✓	✓	✓	Jointly funded with West Mercia Police- see Oswestry Place Plan
	Provision of burial land to provide additional capacity at Oswestry cemetery	CS8, CS3, CS9	KEY	2020-2026	None	Yes	✓	✓	✓	Extra accommodation/premises to meet the needs of population growth. To be determined through SAMDev, based on need. Potential to negotiate land provision of appropriate new development sites. Developer funding direct/PCT and other funding sources assumed
HEALTH	GP/Primary Care Provision	CS8, CS3, CS9	KEY	None	Ongoing- to be determined through SAMDev	N/A	✓	✓	✓	

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT-eg on site design/ land provision/ maintenance	
										are allocated for 700+ dwellings different principles for developer contributions will apply as per Shrewsbury- see table 1.
	Improvements/ expansion of secondary educational facilities in Wem	CS8, CS3, CS9	PRIORITY	Ongoing	None	Ongoing- to be determined through SAMDev		✓		To be determined through SAMDev, based on need.
COMMUNITY FACILITIES	Relocation of the police station	CS8, CS3, CS9	KEY	2012-2013	£190,000	None	N/A	N/A		Scheme entirely funded from alternative sources- see Wem Place Plan
HEALTH	Extension of GP surgery	CS8, CS3, CS9	KEY	None	Ongoing- to be determined through SAMDev	N/A		✓		A draft proposal has been submitted by the practice to the PCT for the extension of the existing premises, to address current capacity issues. Developer funding direct/PCT and other funding sources assumed
GREEN INFRASTRUCTURE REQUIREMENTS										
AMENITY, RECREATION, NATURAL AND SEMI-NATURAL OPEN SPACE	On site open space provision and maintenance to meet site design requirements and standards identified in the Interim Planning Guidance (adopted Jan 2012) and the Natural	CS6, CS3, CS9, CS17	PRIORITY	2011-2026	None	Typical maintenance costs for a 20yr period are £0.55/m2 for grassed public open space or £0.47/m2 for natural				See Wem Place Plan for details of identified deficiencies. On-going maintenance through an adoption agreement or suitable contract (unless site becomes used for play and sports facilities as identified below for the use of CIL)

	INFRASTRUCTURE REQUIREMENT	CORE STRATEGY POLICY LINK	LEVEL OF PRIORITY	TIMING OF DELIVERY	FUNDING SECURED	INDICATIVE FUNDING GAP	DEVELOPER CONTRIBUTIONS			NOTES
							S106	CIL	DEVELOPER FUNDED DIRECT- eg on site design/ land provision/ maintenance	
COMMUNITY FACILITIES	Expansion of existing police station	CS8,CS3, CS9	KEY	2015-2020	None	£300,000	✓			
GREEN INFRASTRUCTURE REQUIREMENTS										
AMENITY, RECREATION, NATURAL AND SEMI-NATURAL OPEN SPACE	On site open space provision and maintenance to meet site design requirements and standards identified in the Interim Planning Guidance (adopted Jan 2012) and the Natural Environment SPD (to be completed)	CS6, CS3, CS9, CS17	PRIORITY	2011-2026	None	Typical maintenance costs for a 20yr period are £0.55/m2 for grassed public open space or £0.47/m2 for natural habitats			✓	See Whitchurch Place Plan for details of identified deficiencies. On-going maintenance through an adoption agreement or suitable contract (unless site becomes used for play and sports facilities as identified below for the use of CIL)
ENHANCEMENT OF OPEN SPACE; LEISURE FACILITIES; ENHANCEMENT OF ENVIRONMENTAL NETWORKS	Provision and maintenance of facilities for sport, recreation and leisure. Enhance Shropshire's environmental networks for species adaptation to climate change, flood relief and other ecosystem services.	CS6, CS8, CS3, CS9, CS17	PRIORITY	2011-2026	None	Typical maintenance costs for a 20yr period are £0.47/m2 for natural habitats		✓		See Whitchurch Place Plan for details of identified local requirements. Includes projects contributing to targets and actions in the Shropshire Biodiversity Action Plan and Shropshire Geological Action Plan and improvement of environmental assets in environmental networks.
GREEN PUBLIC REALM	Rights of way improvements to create new circular	CS17, CS16, CS3, CS9	KEY	2011-2026	None	£13,790			✓	