Appendix A – Suggested Policy

Policy A1 – Developer Contributions

New development will be expected to contribute to mitigating its impact on highways and transport, education and other necessary infrastructure services and the environment and to contribute to the requirements of the community. This may be secured as a planning obligation through a Section 106 agreement, where the development would otherwise be unacceptable and through the Community Infrastructure Levy (CIL) at such a time when the Council has prepared a Charging Schedule.

Contributions will be prioritised to fund essential infrastructure to support the delivery of the Central Lancashire Core Strategy and as such, where appropriate, the Council may utilise CIL monies to contribute to necessary infrastructure provision within the Central Lancashire sub region.

In particular, the implementation of Central Lancashire’s Core Strategy is dependent on the delivery of strategic sites and locations and necessary infrastructure to support these developments will be prioritised. Infrastructure of strategic importance at the two strategic locations in north Preston and in South Ribble will be included and prioritised over all other infrastructure in the Council’s Infrastructure Delivery Schedule and CIL funding will be allocated accordingly.

The types of infrastructure that developments may be required to provide contributions for include, but are not limited to:

a) Utilities and Waste (where the provision does not fall within the utility providers’ legislative obligations);
b) Flood prevention and sustainable drainage measures;
c) Transport (highway, rail, bus and cycle/footpath networks, canal and any associated facilities);
d) Community infrastructure (such as health, education, libraries, public realm);
e) Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity);
f) Climate change and energy initiatives through allowable solutions; and,
g) Affordable housing.

Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.