

Development Principles

Infrastructure and Developer Contributions

4.11.1 This policy will contribute either directly or indirectly to meeting all the objectives of the Core Strategy. The policy will directly contribute to meeting objective 2 of the Core Strategy and responds to issue 2.

Context

4.11.2 Future development in Bristol will put pressure on existing infrastructure, such as schools, parks, transport facilities, health facilities etc, much of which is at or nearing capacity. In order to cope with the additional demand generated by development, this infrastructure will require improvement and, in some cases, the provision of additional infrastructure will be required.

Policy BCS11

Development and infrastructure provision will be coordinated to ensure that growth in the city is supported by the provision of infrastructure, services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy.

Development will provide, or contribute towards the provision of:

- Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations;
- Infrastructure, facilities and services required to support growth, which will be secured through a Community Infrastructure Levy (CIL) for Bristol.

Planning obligations may be sought from any development, irrespective of size, that has an impact requiring mitigation. Contributions through CIL will be required in accordance with the appropriate regulations.

Explanation

4.11.3 Without appropriate measures to mitigate impact and investment to enable the provision of infrastructure improvements, the proposed level of development will be neither sustainable nor acceptable. New development will therefore provide or contribute towards the provision of the necessary infrastructure, to enable it to be provided in a timely manner and to support the growth of the city.

4.11.4 Where significant local mitigation is required, the council may pool obligations secured from a number of developments. In addition, contributions secured through CIL may be pooled with those secured from development across the West of England in order to fund major sub-regional infrastructure.

4.11.5 The infrastructure, facilities and services to which development may contribute include:

- Affordable housing
- Community facilities
- Education facilities
- Library facilities
- Cultural facilities
- Managed workspace accommodation
- Transport infrastructure
- Commuted payments for maintenance of facilities provided
- Sustainable transport improvements
- Parks and green spaces improvements (including children's play facilities)
- Enhancement of other green infrastructure assets
- Flood risk management measures
- Waste facilities
- Healthcare and social care facilities
- Public realm provision (including Legible City infrastructure)
- Public art
- Local employment and training initiatives
- District heating and other sustainable energy infrastructure

4.11.6 Other contributions may be sought depending upon the individual characteristics of a development proposal.

Policy Delivery

The Core Strategy is accompanied by an Infrastructure Delivery Programme, which provides evidence of the infrastructure that is required to support planned development. It also explains the mechanisms through which new and improved infrastructure such as schools and health facilities will be secured.

The policy will be delivered through the development management process.

Planning obligations will be secured in accordance with legislation and guidance in place at the time, currently Section 106 of the Town and Country Planning Act 1990, Regulations 122 and 123 of the Community Infrastructure Regulations 2010 and ODPM Circular 05/2005. This will be informed by SPD4 “Achieving Positive Planning through the use of Planning Obligations” (October 2005), which provides the local policy context for securing planning obligations. SPD4 will be revised from time to time, including upon the introduction by Bristol of a CIL.

Indicators

Monthly reporting of development contributions

AMR reporting on delivery of major projects

