

Matter 8 – Community Infrastructure

Issue 5 – Strategic Scale Development – Policy IMP1

Q1 What is the justification for Policy IMP1? Does it establish planning policy, or set out validation requirements for planning applications?

What is the justification for Policy IMP1?

- 1.1 The justification for Policy IMP1 is primarily that it recognises that the infrastructure needs and opportunities for Strategic Scale development are somewhat different from smaller scale development and that therefore there are specific requirements as set out in the Policy. These relate in turn to: the need to engage early with relevant bodies and the need to set out relevant phasing of infrastructure – which doesn't apply in the same way to smaller scale development; the need to co-ordinate development across different land ownerships in order to optimise infrastructure provision; and the need to explore existing utility capacity and the possibility of extending such capacity.
- 1.2 In practical terms, the requirements of policy IMP1 have already been a successful part of pre-application discussions with developer teams (for the avoidance of doubt, the Council and HCC in pre-application discussions have acknowledged that the draft Policy is not currently part of the Development Plan and has limited weight). In particular, the aspect of draft Policy IMP1 at b) has been useful:

b) In order to deliver optimum infrastructure outcomes, neighbouring landowners / developers should facilitate and co-ordinate infrastructure provision together, or demonstrate why this cannot be achieved.
- 1.3 This draft Policy IMP1 b) has directly been a helpful tool to encourage developer teams for neighbouring land ownerships to undertake joint pre-application discussions with SADC and HCC regarding joint infrastructure solutions and these joint pre-application discussions have taken place.

Does it establish planning policy, or set out validation requirements for planning applications?

- 1.4 They are considered to establish planning policy and not validation requirements for planning applications.