

Chapter 3: How to use this SPD

- 3.1 Each of the following chapters deals with a specific type of infrastructure or obligation that may need to be secured applying the policies of the Development Plan. The types of infrastructure or mitigation applicable will depend on the land use proposed (residential, commercial, mixed-use etc), its scale, location, and its impacts (environmental, economic, social) both on the immediate and wider area.
- 3.2 Each chapter is broadly structured the same way:

Introduction – briefly summarises what the infrastructure / mitigation need is and its role/importance in relation to new development and growth.

Policy context – provides a summary of the key Local Plan policies relevant to the infrastructure topic, including any material considerations. As a summary of the policy context, not every potentially relevant policy may be listed and, therefore, applicants should still refer to the Development Plan when determining applicable policies specific to their proposal. In particular, it should be noted that Area Action Plans may have area specific policies. Neighbourhood Plans also include policies on a range of matters addressed in the SPD, so should also be consulted. In addition, there are other adopted Supplementary Planning documents that may be a material consideration.

Development types from which obligations will be sought – sets out the types of development, land use, or impact that may require mitigation or provision. This includes any relevant development thresholds specified in national or Local Plan policy.

Types of obligations – sets out the different types of measures that may be sought depending on policy requirements and the nature and scale of the impacts to be managed.

Form in which contributions / obligations should be made – establishes the preferred approach to securing provision, such as onsite, in-kind, offsite, or a financial contribution in lieu, and how the scale of the obligation will be determined. Where appropriate, it specifies other matters the Local Planning Authority may wish to manage through the obligation, including the timing or phasing of delivery and the submission of plans or strategies to assist with implementation, ongoing management, and/or monitoring.

Exemptions – sets out any land uses or forms of development that would be expected to be exempt from providing an obligation.

Further Guidance – sets out further guidance that may be relevant to an applicant in considering the nature and scope of the obligation.