

## POLICY LINKS

The matrix below cross-refers Implementation of Development Policies to other Structure Plan policies which are, or may be, of particular relevance. The Plan however should be read as a whole.

Structure Plan Policy	Links to other policies
IMP.1 Implementation of Development	T.2

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## 12. IMPLEMENTATION OF DEVELOPMENT

### Introduction

**12.1** The major objective of the Plan is to ensure that the County moves forward in a way which is in keeping with the principles of sustainability. All development will be expected to help achieve the sustainability objectives of the Plan and to ensure, through its implementation, that there is a general move towards rather than away from sustainability.

**12.2** To help secure this objective Local Planning Authorities will use planning obligations where appropriate. Circular 1/97 "Planning Obligations" sets out that Development Plans should provide the basis for justifying the use of planning obligations and should indicate what will be expected from developers.

**12.3** Planning obligations provide a valuable instrument to secure, inter alia, the better co-ordination of facilities to improve accessibility and to obviate the need to travel; to secure a high quality of design; to ensure the provision of an adequate element of affordable housing; to secure nature conservation benefits as a result of development which impacts upon a natural resource; and to enable the provision of essential community facilities such as education, open space and recreation or sporting facilities.

**12.4** Planning obligations will only be sought where they are deemed to be necessary; relevant to planning; directly related to the proposed development; and fairly and reasonably related to the scale and nature of the proposed development. Within this context developers will be expected to finance the cost of provisions associated with the development or as a consequence of its impact on the wider environment.

**12.5** In order to ensure the effective implementation of policies, it will be necessary to maintain up to date development plans throughout the County. Specifically, revised

PPG12 (Development Plans) expects those local authorities which have not yet adopted their plans to fulfil their statutory responsibility without further delay, and progress their plan to adoption as quickly as possible.

### Implementation of Development

#### Policy IMP.1

**The design and provisions of new development will be expected to help achieve the sustainability objectives of the Structure Plan.**

**Where appropriate, developers will be required to make provision for related environmental works, infrastructure and community facilities and services. The more detailed requirements will be set out in Local Plans or development briefs after consultation between the appropriate Local Planning Authorities, other service providers and other relevant bodies, such as the regulatory authorities.**

**Developers will be required to finance the full cost of all such provision which is fairly and reasonably related in scale and kind to the proposed development and its impact on the local environment.**

**These provisions will be the subject of planning obligations in accordance with the relevant legislation which will be secured prior to the issue of planning permission and will include:**

- (i) those within the development site that are necessary in the interests of comprehensive planning and sustainable development; and**
- (ii) those off-site that are necessary in order to serve the development or mitigate its impact.**

**Explanatory Memorandum**

**12.6** Policy IMP.1 is strategic in nature and provides a framework to ensure a consistency of approach to planning obligations, whilst incorporating an element of flexibility to allow the detailed issues and aspects of any development to be considered and negotiated at a local level. The policy is consistent with Government advice set out in Circular 1/97 on Planning Obligations and sets out in general terms what will be expected of developers in relation to the environmental impact of development, services, infrastructure and community facilities, so helping to avoid future uncertainty.