

SHROPSHIRE COUNCIL INFRASTRUCTURE PROVISION

CODE OF PRACTICE - INFRASTRUCTURE PROVIDERS

1.0 INTRODUCTION

- 1.0 This Code of Practice outlines the way Shropshire Council proposes to engage with local infrastructure providers to ensure that future development is deliverable and that new or improved infrastructure and services are tailored to local needs, making our communities more sustainable.
- 1.2 This Code of Practice supports Core Strategy Policy CS9 and the Developer Contributions SPD by providing detailed guidance on how the Council will work with partners to ensure infrastructure is provided alongside new development. It provides a mechanism to ensure continual engagement with partners and clarifies delivery roles and responsibilities. It is intended to ensure that collectively infrastructure providers are planning for the right level of future development within Shropshire. It should be read alongside Developer Contributions Code of Practice

2.0 SHROPSHIRE PLACE PLANS

- 2.1 It is recognised that what is needed to make and maintain a sustainable community in one place may differ in another. To aid the role of infrastructure providers Shropshire's 18 Place Plans list all the priorities, needs and aspirations on a place by place basis for Shropshire's communities. They are detailed place based investment plans designed to coordinate joint action and investment based on local community aspirations.
- 2.2 Within each Place Plan, investment needs are categorised according to whether they are 'critical', 'priority' or 'key'. See Developer Contributions Code of Practice, for further explanation.
- 2.3 The Place Plans are living documents which take account of changing needs and priorities. They will be reviewed and updated annually, following consultation with local communities and key infrastructure providers, as set out in figure 1.

3.0 LDF IMPLEMENTATION PLAN

- 3.1 The Implementation Plan, informed by the annual review of the Place Plans, provides an annual framework for developers and key partners on the main infrastructure requirements to deliver Shropshire's vision. ,
- 3.2 The purpose of the LDF Implementation Plan is to:
- Identify the strategic and local priorities for the spend of CIL funding for the year ahead (CIL Regulation 123 List).

- Provide clarity on the infrastructure requirements for Shropshire's settlements, to support the LDF, based on information within the Shropshire Place Plans;
- Identify where developer contributions will be sought, setting out the general principles the Council will use in determining whether infrastructure needs will be met through Section 106 Agreements, Community Infrastructure Levy (CIL) or direct developer funding;

3.3 Given constraints on resources and investment streams, it is important that there is shared understanding of and clarity on the local priorities for infrastructure provision being agreed annually.

4.0 INFRASTRUCTURE PRIORITIES

4.1 This Code of Practice sets out the annual process by which the Council will engage with infrastructure providers to review the Place Plans and inform development of the LDF Implementation Plan.

4.3 It is recognised that Shropshire's infrastructure requirements will be funded from a variety of means, including the investment streams of local infrastructure and service providers and developer contributions. The process should, therefore, inform the investment plans of individual infrastructure providers and assist the Council in targeting developer contributions to meet strategic and local needs.

4.4 Developer Contributions can be made in a variety of ways, including onsite design, Section 106 Agreements and the Community Infrastructure Levy (CIL). Whilst on site design and Section 106 Planning Obligations are required to make proposed development acceptable in planning terms and are therefore negotiated by the Council on an individual site basis, the CIL provides a means of pooling contributions for infrastructure to support the development of the area. Infrastructure that will benefit from CIL in the year ahead will be listed in the LDF Implementation Plan.

4.5 The redistribution of CIL funding may well contribute towards both Shropshire wide strategic interests and locally identified priorities which provide a local community benefit where the objectives overlap.

Strategic infrastructure

4.6 Some infrastructure is vital to the delivery of Shropshire's development strategy. This infrastructure has a strategic rather than local focus, benefitting Shropshire as a whole. It is important that some monies (up to 10%) will be used to meet these strategic requirements.

4.7 The strategic priorities, along with potential overlapping interest with Local infrastructure, will be identified following annual discussion with infrastructure providers, as set out in this Code of Practice, and included within the LDF Implementation Plan.

Local infrastructure

- 4.8 The main focus of CIL in Shropshire is on meeting local needs. In accordance with Shropshire's localism agenda, the majority of developer contributions (90%) will be used to deliver local benefit.
- 4.9 The local infrastructure priorities will be identified following annual discussion with local communities, as set out in the Developer Contributions Code of Practice, and included within the LDF Implementation Plan.
- 4.10 The LDF Implementation Plan will be reviewed annually and agreed by Cabinet each April, as the annual delivery framework for developer contributions.

5.0 ANNUAL REVIEW PROCESS

- 5.1 The annual review and update of the LDF Implementation Plan will be informed both by discussions with infrastructure providers, as set out in this Code of Practice, and the local community, as set out in the Developer Contributions Code of Practice. This annual cycle of consultation will identify the:
- i) strategic infrastructure priorities for the use of CIL in the year ahead; and
 - ii) the local 'critical' 'priority' and 'key' infrastructure requirements, from the Place Plans, that will form the basis for negotiating Section 106 Planning Obligations and spending priorities for CIL, within a particular locality, for the year ahead.
- 5.2 On an annual basis, infrastructure providers will therefore need to schedule sufficient time, alongside their own investment and service planning cycles, to review the Place Plans and agree with Shropshire Council which infrastructure requirements need to be taken forward, within the LDF Implementation Plan, as the focus for:
- i) strategic CIL monies
 - ii) local CIL monies- 'critical' infrastructure requirements, only.
- 5.3 The use of local CIL monies for 'priority' and 'key' infrastructure will be determined by local communities, as set out in the Developer Contributions Code of Practice.

Figure 1

Preparation of Annual Delivery Framework for Developer Contributions

