

Justification

- 7.3 The A&DM DPD allocates non strategic sites for development in order to meet the level and distribution of planned growth set out in the Core Strategy. This policy enables and sets out the method of assessment for individual development proposals on those sites. As development takes place over the plan period, consideration will be given to alternative forms of development on allocated sites where it can be shown that there is no longer a need for the intended use and the proposed use does not compromise the aims of the spatial strategy.

Policy DM3

Developer Contributions and Planning Obligations

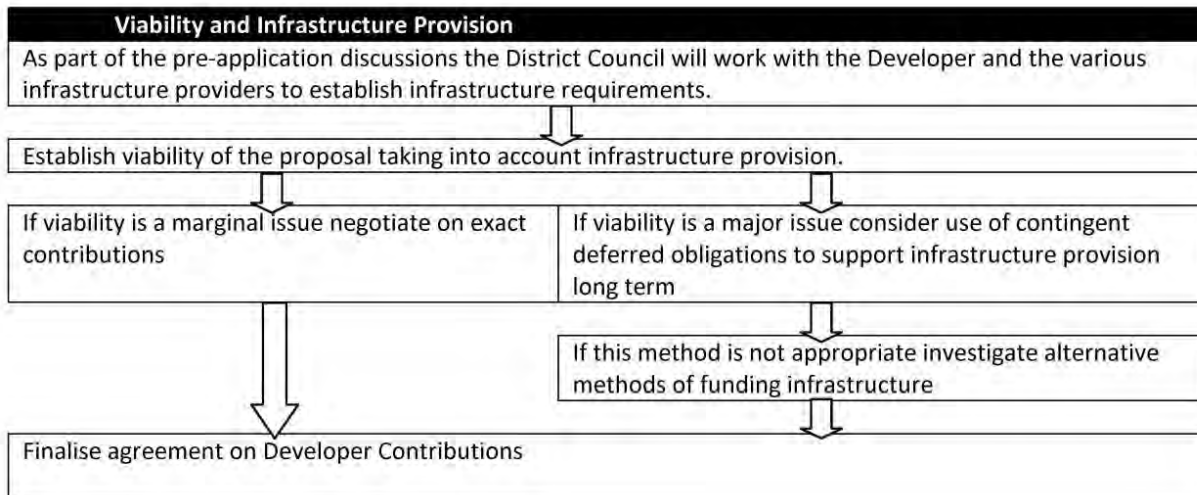
The delivery of planned growth set out in the Core Strategy is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions and where appropriate funding assistance from the Council. Planning applications will be expected to include appropriate infrastructure provision.

A Planning Obligations / Developer Contributions SPD will provide the methodology for the delivery of the appropriate infrastructure. The SPD will also set out the methods by which financial contributions will be calculated.

Justification

- 7.4 CIL is a charge which is levied on a range of development within the District. CIL charges will be based upon the size, type and location of the development proposed. The money raised will be used to pay for strategic infrastructure required to support development within the District.
- 7.5 Planning Obligations for appropriate infrastructure to meet the needs of development will take into account Core Strategy Policy for Affordable Housing, the Infrastructure Delivery Plan and the Green Spaces Strategy.
- 7.6 In facilitating the delivery of new development it will be necessary to ensure that new development is not made unviable because of infrastructure and planning obligation requirements. Central to this approach will be the Council, Developers and Infrastructure Providers working together to support the delivery of new development. The requirements to support new development will be monitored over time. The diagram below illustrates the three stage approach that the District Council will establish:
- Establish detailed infrastructure needs
 - Establish viability issues
 - Negotiate a solution
- 7.7 The District Council will need to work closely with developers once the Infrastructure requirements are identified and it becomes apparent that a 'funding gap' exists. The District Council will expect to operate an open book system with the developer to ensure that a full understanding of viability issues can be identified.

Figure 2 Viability and Infrastructure Provision



Policy Area: Sustainable Development and Climate Change

Policy DM4

Renewable and Low Carbon Energy Generation

In order to achieve the commitment to carbon reduction set out in Core Policy 10, planning permission will be granted for renewable and low carbon energy generation development, as both stand alone projects and part of other development, its associated infrastructure and the retro-fitting of existing development, where its benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process upon:

1. The landscape character or urban form of the district or the purposes of including land within the Green Belt arising from the individual or cumulative impact of proposals;
2. Southwell Views as defined in Policy So/PV or the setting of the Thurgarton Hundred Workhouse, as defined in Policy So/Wh;
3. Heritage Assets and or their settings;
4. Amenity, including noise pollution, shadow flicker and electro-magnetic interference;
5. Highway safety;
6. The ecology of the local or wider area; or
7. Aviation interests of local or national importance.