

APPENDIX 12

Focused Change 12: Section 8.10 and Policy IN2

Replacement reasoned justification policy and updated key evidence

8.10 Developer Contributions and Community Infrastructure Levy (CIL)

8.10.1 Carefully considered and sensitive development offers substantial benefits to society. It provides homes, employment opportunities and the facilities and services required. It can also stimulate economic growth. However development of all scale impacts on the environment and existing infrastructure, and can place a burden on the community. The planning system exists to reconcile the benefits of a development against the costs it can impose.

8.10.2 The planning system currently provides for some of these burdens or costs to be addressed through planning obligations where the specific planning issues arising from a development proposal can be addressed on a site by site basis. Planning obligations can secure new or extended/enhanced existing infrastructure on the site or in a location fairly and reasonably related to it. For other infrastructure items, CIL pooling restrictions currently allow contributions from up to five development proposals to fund the infrastructure required. ~~This means that in order~~ So to fund the essential infrastructure in the Borough which is either not site specific or is more costly than can be funded through the pooling of developer contributions, ~~the adoption of a CIL charging schedule is necessary.~~ Melton Borough the Council intends to adopt a CIL at a level that will not affect the viability of development in the Borough. A viability assessment has been undertaken to establish appropriate charging levels for different types of developments and locations, and the infrastructure required for which there is a funding gap that could be filled by CIL receipts (a Regulation 123 list) has been identified. ~~a~~ And will be consulting on a Preliminary Draft Charging Schedule after the Pre Submission Draft Local Plan publication period has finished.

8.10.3 Paragraph deleted.

(Old IN2) Policy IN3: Developer Contributions and Community Infrastructure Levy

Development that provides additional dwellings or employment premises will be expected to help to deliver sustainable communities through the payment of Community Infrastructure Levy, where chargeable, and/or by making developer contributions to local infrastructure in proportion to ~~its~~ the scale of its impacts, in the following order of priority:

- i. Essential infrastructure necessary to ensure adequate provision of essential utilities, facilities, water management and safe access, as identified in the Infrastructure Delivery Plan or any made Neighbourhood Plan.**
- ii. Essential infrastructure (including the Melton Mowbray Transport Strategy and its key component, the Melton Mowbray Eastern Distributor Road) identified in the Infrastructure Delivery Plan or any made Neighbourhood Plan, including contributions from residential development towards affordable housing to meet the requirement set out in Policy C4.**
- iii. Desirable infrastructure as identified in the Infrastructure Delivery Plan or any made Neighbourhood Plan.**

KEY EVIDENCE

Melton Mowbray Distributor Road Option Appraisal Report (Phase 2),
Jacobs, July 2016

Melton Infrastructure Delivery Plan, Arup, April 2017.

Melton Local Plan and CIL Viability Assessment, Cushman and Wakefield, May
2017.