



Charnwood Local Plan 2011 to 2028

Core Strategy

Adopted 9th November 2015



- 11.20 There will also be occasions where we and our partners, including Leicestershire County Council and other Agencies, will need to consider the use of powers and resources to support delivery.
- 11.21 We also recognise the role our community can play in these matters. We will support the preparation of Neighbourhood Plans and will encourage those parties leading on them to consider the local infrastructure that is necessary for them to realise their ambitions.

Policy CS 24

Delivering Infrastructure

By 2028 there will be significant progress towards the delivery of essential infrastructure set out in our Infrastructure Delivery Plan and the direct, local impacts of developments on existing infrastructure and our community will have been reasonably managed and mitigated.

We will do this by:

- ensuring that development contributes to the reasonable costs of on site, and where appropriate off site, infrastructure, arising from the proposal through the use of Section 106 and Section 278 Agreements;
- giving consideration to the implementation of a Community Infrastructure Levy;
- entering into planning performance agreements with promoters on all our major proposals with 3 year review processes to consider viability and infrastructure delivery;
- expecting all promoters of major developments to enter with us into an open book viability appraisal;
- relating the type, amount and timing of infrastructure to the scale of development, viability and the impact it has on the site and surrounding area;
- working in partnership through our Charnwood Infrastructure Delivery Group to coordinate public sector funding and manage delivery;
- monitoring and reviewing the implementation of our Infrastructure Delivery Plan on an annual basis to influence investment programmes and decisions; and
- monitoring and reviewing the implementation of our Neighbourhood Plans on an annual basis to influence local infrastructure programmes and decisions.

Sustainable Development

- 11.22 This Strategy sets out our framework for achieving sustainable development within Charnwood. Our Strategy is based upon and reflects the presumption in favour of sustainable development. In considering development proposals against this Strategy

we will also apply the Planning Inspectorate's 'presumption in favour of sustainable development' model policy.

Policy CS 25

Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.