

Local Infrastructure Provision

5.186 The approach towards infrastructure including health and social care, transport, utilities, waste management and communications is to make the most of the capacity of existing infrastructure, encouraging behavioural change where this will enable more efficient use of the existing infrastructure, remedying any major deficiencies in existing infrastructure and providing new infrastructure that is needed to serve the new development proposed in the Local Plan.

5.187 Policy CF3 is intended to outline the strategic approach to infrastructure provision in High Peak and enable necessary infrastructure improvements to support High Peak. The policy provides for sufficient flexibility to allow for changing circumstances over the plan period. As required by the National Policy Framework, the policy and supporting Infrastructure Delivery Plan have been informed by an assessment of the quality and capacity of infrastructure with input from relevant providers. Sport, open space and recreational infrastructure is considered under Policy CF4

5.188 Once more details are known on development sites, for example the approach to surface water management and proposed connection points to the foul sewer network, it may be necessary to coordinate the delivery of development with timing for the delivery of infrastructure improvements. At larger development sites, it may be necessary to ensure that the delivery of development is guided by strategies for infrastructure which ensure coordination between phases of development over lengthy time periods and by numerous developers.

Policy CF 3

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The release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary.

This will be achieved by:

- Providing for health and social care facilities, in particular supporting the proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups.
- Requiring that new development is suitably located and supported by appropriate complementary measures to ensure accessibility to services and jobs and the health and well-being of local communities
- Facilitating enhancements to the capacity of education, training and learning establishments throughout the Plan Area
- Securing new transport infrastructure, including for walking and cycling that help to address traffic congestion issues and support growth identified in the Local Plan. Improvements should encourage modal shift from the private car where possible
- Providing for strategic enhancement of the energy and utilities networks
- Supporting improvements to telecommunications and high speed broadband infrastructure that does not have an inappropriate impact on the landscape or townscape

5 Development management policies

- Ensuring the availability of water and wastewater infrastructure by working with utility providers to promote a coordinated approach to the delivery of development and future infrastructure works
- Supporting the provision of sports related infrastructure in accordance with Policy CF4
- Supporting improvements to or the provision of new waste management infrastructure required to support development

New development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it. Arrangements for the provision, or improvement of infrastructure directly related to a planning application will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development.

Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in High Peak will be supported by investment from a Community Infrastructure Levy. Funding from the levy will also be allocated to communities in support local infrastructure improvements.

The Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to serve the development needs of the Plan Area. Consideration will be given to ensuring that any adverse impacts arising are minimised, and that decisions on the provision of such infrastructure are taken on the basis of environmental sustainability as well as cost. Particular attention will be given to addressing the needs of those areas which experience economic and/or social deprivation. The adequacy of infrastructure provision throughout the Plan Area will be the subject of regular monitoring by reviewing the Infrastructure Delivery Plan to ensure that the sites and policies of the Local Plan remain deliverable.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- Infrastructure Delivery Plan

Open Space, Sports and Recreation Facilities

5.189 Access to high quality open spaces and sports facilities can make an important contribution to the health and well being of communities, providing a range of benefits including biodiversity, visual amenity and opportunities for sport and recreation. Where possible opportunities should be taken to make a positive contribution to the Green Infrastructure of the Borough by linking to existing networks of biodiversity and Green Infrastructure in accordance with Local Plan Policy EQ8.