

Policy CS44 – Phasing and Infrastructure

Summary of Comments Received	Recommended Response
Policy CS44 is not clear enough about what the expectations and conditions ought to be. Greater definition is required, particularly as the Council is not yet a Charging Authority for CIL.	No change is recommended because granting planning permission for developments that cannot be supported by necessary infrastructure is not sustainable development. The objective of Policy CS44 is to enable the Council to refuse or phase development until the required infrastructure is in place, regardless of how or by whom that infrastructure is provided. Further information related to expectations and conditions is provided in Policy CS45 – Developer Contributions and the accompanying Core Strategy Infrastructure Plan.
It is accepted that a phased approach may be needed to allow new or upgrading improvements to water and/or wastewater infrastructure but paragraph 26.12 should be deleted and paragraph 26.13 should be amended to read: <u>'Applicants must consider the availability of water and wastewater infrastructure to serve the proposed development.'</u>	Accepted. It is recommended that paragraph 26.12 is deleted. It is not recommended to amend paragraph 26.13, as the need for “drainage, water supply and treatment infrastructure” is already addressed in paragraph 26.11.
Policy CS44 should be amended to say " <u>Where necessary to protect biodiversity, the Council may require mitigation to be carried out before the main development starts</u> " as mitigation for harm to biodiversity often needs to be in place, or at least started, before a development happens and a gap of months or even years between one habitat being destroyed and a new one being created will cause wildlife to die or go elsewhere.	Accepted but the wording of Policy CS44 is already sufficiently effective to prevent development from starting before necessary infrastructure, including wildlife habitat, has been provided. It is therefore recommended that paragraph 26.11 is amended to read: “This includes provision for highway works, drainage, water supply and treatment infrastructure and the provision of mitigation for the impact on European Sites and their supporting habitats <u>and other biodiversity assets</u> ”.