



The Gloucestershire County Council Local Development Guide 2021

Infrastructure to support new development

Final Draft

Foreword

The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to sustainable development. The provision of social and economic infrastructure, such as roads, schools, libraries, surgeries and community facilities, is crucial to that objective.

There are six local planning authorities in Gloucestershire, who determine most of the planning applications. However, much of the necessary infrastructure required to support that growth is the responsibility of Gloucestershire County Council.

The purpose of this Local Development Guide is to provide information to local planning authorities, developers and all stakeholders on the types of infrastructure which Gloucestershire County Council is responsible for and may seek funding towards; and where S106 contributions and/or Community Infrastructure Levy payments may be necessary to mitigate the impacts of a development, and make it acceptable in planning terms.

The Guide is not prescriptive, as each development proposal will be considered on its merits, and any obligations sought will need to meet the relevant tests. However, it is intended to aid, and improve transparency and consistency, in decision-making; and to provide guidelines to inform the preparation of development plans and other planning documents, as well as assisting in the determination of planning applications.

The Local Development Guide was presented and adopted at Gloucestershire County Council's Cabinet meeting on 24 March 2021. It was subject to a targeted public consultation. Consequently, whilst it is not a Development Plan Document nor a Supplementary Planning Document, it is a material consideration in the determination of planning applications.

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Introduction

1. A fundamental aspect of achieving sustainable development is providing infrastructure in the right place and at the right time. Indeed, as part of its social and economic objectives, the National Planning Policy Framework ('Framework') sets out the importance of identifying and coordinating the provision of infrastructure and accessible services to reflect current and future community needs.
2. Gloucestershire County Council ('GCC') plays a key role in achieving sustainable development, partly through its role as an infrastructure provider. Indeed, whilst the local planning authorities ('LPAs') deal with most planning applications, all of the Infrastructure Delivery Plans ('IDPs') within Gloucestershire indicate that GCC is responsible for delivering most of the necessary strategic community infrastructure to support that growth. Whilst other funding sources will be explored, developer contributions are extremely important to achieving this.
3. Identifying infrastructure priorities and expectations early on in a scheme brings about a greater degree of consistency and certainty, which should assist developers in their negotiations with landowners, and ensure viability. This will also reduce delays at planning application stage, and enable development and infrastructure to be more promptly delivered.
4. For groups involved in neighbourhood planning, the Local Development Guide ('LDG') should enhance an understanding of the relationship between infrastructure and growth. GCC will support all groups involved in plan preparation to integrate infrastructure priorities into emerging proposals. GCC will also positively support the LPAs in identifying future infrastructure requirements through their IDPs; and funding mechanisms as set out in their Infrastructure Funding Statements ('IFS').
5. In summary, the LDG provides information to LPAs, developers and all stakeholders on the types of infrastructure that may be necessary to mitigate the impacts of development. It should inform the preparation of development plan documents, IDPs, IFSs and supplementary planning documents, as well as being a material consideration in the determination of planning applications.

The Legislative and Planning Policy Context

6. The Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. This includes accessible services that reflect current and future needs and support communities' health, social and cultural well-being.

7. At paragraph 20 it states that:

“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

8. It continues at paragraph 34 that:

“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”

9. As set out in the Framework, it is critical that contributions do not harm the viability of a proposal or the deliverability of the plan. Further advice on viability can be found in the Planning Practice Guidance ('PPG')¹. Ultimately, it is the LPA's responsibility to assess the necessity of requested contributions, and their combined impact on viability.

10. There are various mechanisms through which developer contributions towards infrastructure may be sought. Occasionally, this may be through planning conditions attached to a planning permission. Many LPAs also secure generic financial contributions towards infrastructure across their area through the Community Infrastructure Levy ('CIL').

11. However, in many cases, there may also be a need for a planning obligation attached to a planning permission to mitigate the direct impacts of a proposal on local infrastructure.

¹ www.gov.uk/government/collections/planning-practice-guidance

12. Finally, developer contributions and/or works in support of highways infrastructure may also be secured through provisions within the Highways Act 1980. These different mechanisms are described in greater detail below.

Planning Conditions

13. Whilst planning conditions are the preferred way for making development acceptable in planning terms, they are not usually appropriate to secure financial contributions. They may, however, cover minor infrastructure requirements, such as local site-related transport improvements, waste or water supply infrastructure or flood risk solutions.
14. Conditions should only be used to make otherwise unacceptable development acceptable. At paragraph 55 the Framework sets out that they should be:
 - necessary;
 - relevant to planning and to the development to be permitted;
 - enforceable;
 - precise; and
 - reasonable in all other respects.
15. ‘Grampian conditions’ are negatively worded, and prohibit the commencement of development until a specified action on land not controlled by the applicant has taken place. Such conditions may exceptionally be considered by GCC.

The Community Infrastructure Levy

16. CIL allows LPAs (known for this purpose as the ‘Charging Authority’) to secure support from chargeable development to help deliver new or improved infrastructure and services. CIL is applied on a formulaic basis to generate a pot of money which is spent on infrastructure across the CIL Charging Area. This is in contrast to S106 contributions which are site specific and required to directly mitigate the impacts of development and therefore make it acceptable in planning terms.
17. The PPG sets out that CIL is the most appropriate mechanism for capturing developer contributions from small developments of under 10 dwellings or 0.5ha, or for non-residential development of under 1,000sqm.
18. CIL should ensure that development makes a reasonable and proportionate contribution towards the cost of infrastructure across the area. Although not an exhaustive list, such infrastructure may include flood defence, open space, recreation and sport, roads and transport facilities, libraries, education and health facilities.
19. Charging Authorities are responsible for setting CIL rates and are also the Collecting Authority. CIL is charged per square metre on chargeable development and is index linked in accordance with the CIL Regulations 2010 (as amended). When deciding the CIL rates, an appropriate balance must be struck between additional investment to support

development, and the potential effect on viability. Achieving the right balance is central to the charge-setting process.

20. A key purpose of CIL is to help meet envisaged gaps in funding for new infrastructure after other sources have been exhausted. Understanding funding gaps is an essential part of the local plan-making process, particularly in demonstrating how a development plan will be delivered. Consequently, CIL can only be introduced once an up-to-date plan has been prepared, or is sufficiently advanced, to properly understand the infrastructure requirements needed to support growth.
21. Some LPAs in Gloucestershire have adopted a CIL Charging Schedule. Please refer to the LPA websites for the most up to date information, the links to these at the time of writing, are set out below:
 - Charging schedule **for Cheltenham Borough Council** can be found at:
https://www.cheltenham.gov.uk/info/46/planning_policy/1137/community_infrastructure_levy_cil
 - Charging schedule for **Cotswold District Council** can be found at:
<https://cotswold.gov.uk/planning-and-building/community-infrastructure-levy/calculate-your-cil-charge>
 - Charging schedule **for Gloucester City Council** can be found at:
<https://www.gloucester.gov.uk/planning-development/planning-policy/community-infrastructure-levy-cil/>
 - Charging schedule for **Stroud District Council** can be found at:
<https://www.stroud.gov.uk/environment/planning-and-building-control/community-infrastructure-levy-cil/liable-development-and-charging-schedule>
 - Charging schedule for **Tewkesbury Borough Council** can be found at:
<https://www.tewkesbury.gov.uk/community-infrastructure-levy>
22. As GCC is responsible for a significant proportion of strategic infrastructure provision, it will positively work with LPAs on their IDPs, and on strategic infrastructure analysis, in support of this process.
23. In many cases, even where there is a CIL charge in place, developer contributions through S106 planning obligations will also remain important to mitigate the direct impacts on local infrastructure; as well as where the infrastructure is to be provided on-site and is directly related to the development. In such cases and where appropriate, contributions from several geographically located developments may be pooled to provide the required infrastructure, or contributions secured from developers towards recovering the cost of large scale infrastructure, where appropriate, as set out in GCC's Infrastructure Recovery

Strategy guidance note². While CIL can run alongside S106 planning obligations, there should be no situation where a developer is paying twice – through CIL and S106 - for the same specific element of infrastructure in relation to the same development. This is known as ‘double-dipping’.

24. Allowances also need to be made for up to 25% of CIL receipts to be spent on schemes supported by the local community through adopted Neighbourhood Plans. These schemes do not necessarily need to be listed in the IFS nor be included in the IDP. Such receipts could be used to help fund broader infrastructure needs where the Neighbourhood Plan and the local community is supportive. Also 5% of CIL receipts are retained by the Charging Authorities for administration purposes.

Planning obligations

25. Legally binding agreements can be made between developers, landowners, local authorities and other interested parties. These agreements are used to secure planning obligations and are known as Section 106 Agreements (‘S106’) as they are covered by Section 106 of the Town and Country Planning Act 1990.
26. A planning obligation may also be secured by a Unilateral Undertaking (‘UU’). This does not require the agreement of the LPA, nor any other third parties. UUs are often seen as a simpler way for developers to commit to infrastructure and other matters, needed to make new development acceptable, and may be put forward at planning appeal, particularly where S106 agreements have not been secured.
27. Under S106 of the Town and Country Planning Act, a planning obligation may be used to:
- restrict the development or use of the land in any specified way;
 - require specified operations or activities to be carried out in, on, under or over the land;
 - require the land to be used in any specified way; and/or
 - require a sum or sums to be paid to the authority on a specified date or dates or periodically.
28. In essence, planning obligations may be in the form of financial contributions, works, on site provision, or land. Further guidance on the use of planning obligations is set out in the PPG. At ID: 25-167-20190901 it sets out that:

“The levy is not intended to make individual planning applications acceptable in planning terms. As a result, some site-specific impact mitigation may still be necessary for a development to be granted planning permission. Some of these needs may be provided for through the levy but others may not, particularly if they are very local in their impact. There is still a legitimate role for development specific planning obligations, even where the levy is charged, to enable a local

² Infrastructure Recovery Strategy Guidance Note: <https://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/infrastructure-recovery-strategy/>

planning authority to be confident that the specific consequences of a particular development can be mitigated.”

29. The tests for planning obligations relating to ‘chargeable development’ are set out at CIL Regs 122(2). This states that a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
30. Those same requirements, but applicable to both ‘chargeable’ and ‘non-chargeable’ development, are also included as policy at paragraph 56 of the Framework.
31. The CIL Regs originally placed legal restrictions on the use of S106 agreements, particularly for infrastructure that might be eligible for funding through CIL. However, following amendments in 2019, planning obligations may be used for the provision of infrastructure which is to be funded, wholly or partly, by CIL; and more than five S106 agreements can be used to support a particular item of infrastructure. Charging authorities can therefore use both CIL and S106 contributions to fund the same piece of infrastructure, so long as there is no ‘double-dipping’ where a developer is, in effect, being asked to pay twice.
32. GCC will work with LPAs to an agreed format and in line with the 3 tests set out in the CIL Regs 122(2) to prepare S106 agreements to cover the necessary infrastructure requirements for a development.
33. All signatories to S106 agreements may request the reconsideration of planning obligations at any time where they were made before the 6th April 2010, or are over five years old. This is intended to help bring forward stalled developments, and to ensure viability where obligations were agreed under more buoyant market conditions. However, such renegotiations must not result in unacceptable development being permitted. When reconsidering planning obligations, GCC will follow the legal tests, planning policy, and the advice set out in the PPG.

What Types of Infrastructure and Services will GCC seek Developer Contributions for?

34. Developer contributions, whether through CIL or S106, passed to GCC will be spent in accordance with the agreed priorities and with details of the expenditure recorded and reported to the Charging Authority.
35. Where contributions are sought through S106 planning obligations, the decision on the type and scale of infrastructure and services deemed necessary for developer contributions will always be made on a case-by-case basis, in accordance with the CIL

Regulations. This will occur following the careful consideration of demonstrable need, the policy aspirations of the development plan and other reasonable material factors that may inform decision makers as to the appropriate provision of infrastructure. Assessments should measure the degree of adverse impacts that might result from new development balanced against potential benefits or opportunities. In all cases the reasonableness and proportionate nature of any subsequent contributions must be in accordance with the legal tests and guidance that govern their use.

36. The following section of the guide outlines the type of infrastructure and services that GCC is likely to seek to secure with new development. These will be funded through CIL, and/or secured through S106 planning obligations. Applicants should check with the relevant LPA regarding their planning policy requirements for infrastructure and services provision which are not County Council functions.

Education Infrastructure

37. The two-tier system of local government in Gloucestershire requires GCC to ensure there are sufficient school places available in the locality to accommodate pupils. Where there is housing growth, the Education Place Planning team within GCC are consulted to assess whether there are sufficient places in an appropriate location to meet the demand for school places arising from new housing developments. If additional places are required to accommodate pupils arising from the development, developer contributions will be requested to provide new schools and land, or expansions to existing schools, depending on the size of the housing development being provided.

38. The Framework sets out the importance of education facilities. At paragraph 94 it states:

“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*

39. The PPG provides advice on how LPAs should prepare plans to take account of education requirements. At ID: 23b-008-20190315 it sets out that plans should support the efficient and timely creation, expansion and alteration of high-quality schools. This should include contributions based on known pupil yields. It continues that requirements should include all school phases from 0-19 and special educational needs.

40. The DfE Guidance ‘Securing Developer Contributions for Education’ (November 2019)³ (‘DfE Guide’) sets out at paragraph 4 that:

“In two-tier areas where education and planning responsibilities are not held within the same local authority, planning obligations may be the most effective mechanism for securing developer contributions for education, subject to the [relevant] tests. The use of planning obligations where there is a demonstrable link between the development and its education requirements can provide certainty over the amount and timing of the funding you need to deliver sufficient school places.”

41. The DfE Guide recommends that planning obligations allow enough time for developer contributions to be spent (often this is 10 years, or no time limit is specified). It also states at paragraphs 7, 28 and 29:

“Where new schools or school expansion is necessary to mitigate the impacts of development, and those new facilities are to be forward funded (for example by local authorities borrowing money to fund school development prior to receiving Section 106 monies or by using capital reserves), it may be possible to secure developer contributions to recoup the monies, including interest, fees and expenses as well as the principal sum spent.”

“Strategic planning of urban extensions and new settlements often includes place-making objectives about the early provision of infrastructure, to establish a sense of community and make the place attractive to residents. Early delivery of a school can be problematic if it precedes new housing and draws pupils from existing schools, threatening their viability and resulting in unsustainable travel-to-school patterns. We advise local authorities with education responsibilities to work jointly with local planning authorities and other partners to agree the timing of new school provision, striking an appropriate balance between place-making objectives, education needs and parental preference.”

“Schools can be delivered in single or multiple phases; the best approach will depend on local circumstances and characteristics of the development. Where appropriate, for instance in the early stages of development while the need for school places is growing, developer contributions can be secured for temporary expansions to existing schools if these are required, and transport costs for pupils travelling further than the statutory walking distance. This will allow a permanent new school to be provided in a single construction phase once the development has generated sufficient pupil numbers, rather than phased construction over a longer period. While the existing pupil cohort may not switch schools initially, children living in the development will usually have priority for admission to the new school and will take up these school places over time.”

³ Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf

42. The two-tier system of local government in Gloucestershire requires GCC to ensure that there are sufficient school places available in the locality to accommodate pupils. Where there is housing growth, its Education Place Planning team are consulted to assess whether there are sufficient places to meet the demand for school places arising from new housing developments. If additional places are required to accommodate pupils, developer contributions will be requested to provide new schools and land, or the expansion of existing schools, depending on the need and the size of the development.
43. In accordance with the PPG, GCC will assess the need for education infrastructure relating to pre-school, primary and secondary provision, as well as special educational needs.
44. In assessing this need, in accordance with the PPG, GCC applies a countywide calculation of the number of pupils expected to occur per 100 new 'qualifying' dwellings. This is known as the pupil product ratio ('PPR'). A 'qualifying' dwelling is a house or flat that has no restricted occupancy for age or health reasons and at least two bedrooms. All one-bedroom units are excluded because the evidence suggests that the yield is small. However, 'affordable housing' affords no special consideration as it often appeals to family occupation and consequently generates significant pupil numbers.
45. The PPRs are periodically reviewed so that they reflect up to date circumstances. A review was undertaken in 2019 following the receipt of a report from an independent research company, Cognisant. That report, which was jointly commissioned by GCC and local housebuilders - Crest Strategic Projects, Redrow Homes Ltd and Taylor Wimpey Strategic Land, surveyed and assessed the numbers of children arising out of new housing developments. The report and the latest cost multipliers and PPRs can be found at:
<https://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/gloucestershire-local-development-guide/>
46. GCC will also consider any additional information brought to its attention. Contributions will be sought in line with current legislation to enable development to go ahead which would otherwise be refused. For education provision, in accordance with the DfE Guide, this will typically involve S106 obligations to ensure that the direct impacts of a development are mitigated.

Pre-school Places

47. GCC has a lead role in facilitating the local childcare market within the broader framework of shaping childrens' services in partnership with the private, voluntary and independent sector. One of its key duties is to make sure that there are enough flexible childcare places to meet the free entitlement available for local children aged 3 and 4 years, and 2 year olds from economically disadvantaged families.
48. An extra 15 hours of free childcare has been made available in England from September 2017 for eligible 3 and 4 year olds who live in households where either a single parent or both parents work or otherwise meet the criteria. This is on top of the existing universal

provision of 15 hours of free childcare⁴. This has had an impact on childcare provision in the County, as take-up rates are high. This is reflected in the latest PPRs that were updated in November 2019.

49. Childcare in Gloucestershire is principally delivered through day nurseries and pre-school playgroups, which provide full and sessional day care. Other local options include child-minders, nursery classes within independent schools, and privately operated nurseries.
50. Residential development creates demand for local pre-school childcare places. Where this adversely impacts on the ability of the existing local childcare market to provide a reasonable and flexible offer for parents, GCC will seek developer contributions to resolve this.
51. This funding will be used to increase capacity. Funds may be channelled into supporting the expansion of an existing facility – such as an extension or re-location to new, larger premises; increasing opening days/hours; or increasing places through additional or more efficient and adaptable equipment, or training.
52. Larger developments might reasonably require the provision of land and funding towards the construction of new pre-school childcare facilities. Where a new primary school is being provided, there is an assumption that it will include a pre-school/nursery. The DfE Guide states at paragraph 9:

“All new primary schools are now expected to include a nursery. Developer contributions have a role to play in helping to fund additional nursery places where required as a result of housing growth, however, they may be provided, in particular where these are proposed as part of school expansions or new schools”.

53. Reasonable access to facilities must be achieved for new residents. This means ensuring that people can carry out day-to-day activities (i.e. utilising childcare) within a reasonable walking distance of their home⁵.

Primary and Secondary Schools

54. It is the statutory responsibility of GCC to ensure that every child in the community has fair access to local schools and the highest standards of teaching.

⁴ For full details go to Gloucestershire County Council, *School Places Strategy 2018-2023 Primary and Secondary Schools Place Planning Strategy* November 2018 <https://www.gloucestershire.gov.uk/media/2085281/gloucestershire-school-places-strategy-2018-2023-final-web.pdf>

⁵Statutory walking distances are set out in the DfE Home-to-school travel and transport statutory guidance, and are supported locally through the Gloucestershire Local Transport Plan.

55. GCC will assess the impact of new development in terms of the ability of local primary and secondary schools to offer places to children arising from it. The impact from a new development will be assessed on the local schools within a 2mile statutory walking distance for children under 8 years of age and within a 3mile statutory walking distance for those aged 8 years and over , in the local school planning area. It may not be possible to expand the nearest school due to factors that could include the educational capacity or governance of the school, or site constraints such as the need to mitigate flood risk, archaeology or traffic or highways issues.
56. Where nearby schools have sufficient surplus places, the assessment will identify whether these can be matched up with the anticipated demand. However, where a school is at, or above, 95% capacity, it is considered to have no surplus places⁶. Developer contributions may then be sought for capital works to extend, remodel, upgrade and improve capacity.
57. For large scale schemes, and on strategic allocations, in accordance with the DfE Guide, the expectation will usually be that land and schools to meet the needs will be provided on-site. GCC will require a contribution to cover the full cost of building a new school, including site infrastructure, playing fields together with the necessary internal equipment (such as fixed furniture and ICT) to enable it to be opened as an operational school. All new schools provided in this way will need to meet applicable GCC design standards.
58. Where a new school is provided, the land on which it is located should be capable of future expansion, taking account of minimum site sizes for new schools (starting at 2FE) at Appendix 3. Consequently, whilst a development will only ever be required to contribute towards mitigation proportionate to its impact, there may be a need for additional land.
59. Where it is not possible to access a school place along a safe walking route within statutory distances from a proposed development, GCC will seek a contribution towards funding the provision of home to school transport. This will be determined on a case-by-case basis, in line with the DfE Guide and the statutory policy for provision of home to school transport. This states that where a child lives more than the statutory walking distance from the nearest school, transport arrangements are the Local Authority's responsibility.
60. In addition, GCC may use the opportunity of new or reconfigured local schools to help accommodate other community infrastructure. Integrated solutions accord with a number of wider planning objectives⁷ and conform with a key GCC objective of *"improving customer service and creating efficiencies by sharing facilities"*⁸. Shared uses may include pre-school and after-school childcare; parental support including access to information and family learning opportunities; and community access for life-long learning, sport, arts and ICT.

⁶The Audit Commission recommends authorities plan for a 95% occupancy rate across an area in order to achieve a match between pupils and places, efficient and educationally effective outcomes and to offer diversity and choice to parents.

⁷The National Planning Policy Framework refers at paragraph 92 to the need for an integrated approach to community facilities and shared spaces and services.

⁸This is set out in the Gloucestershire County Council Strategy 2019 – 2022 - *'Looking to the Future'*

61. The decision on whether an integrated solution will be pursued will be taken on a case-by-case basis. As new schools may be set-up and managed by organisations other than GCC, they will also need to deliver shared-use facilities. Some shared good practice can be found in the Turley Report⁹.

Special Schools

62. Special schools require more space per pupil than mainstream schools¹⁰. It is recommended that developer contributions for special or alternative school places are set at four times the cost of mainstream places. This is reflected in the cost multipliers.

Academies and Free Schools

63. The expansion of academies and the introduction of free schools have not diminished the responsibility of GCC in ensuring sufficient school places are made available for local communities. Therefore, developers must continue to negotiate directly with GCC and not with individual education establishments when considering schools infrastructure with new development. An in-principle agreement made with an individual school or group of schools may not accord with GCC's more holistic position and may result in a development proposals being objected to and recommended for refusal.

Adult Social Care

64. Adult social care involves a variety of services aimed at providing care and extra support through local authorities and partner organisations¹¹. It is primarily concerned with older people, those with learning disabilities and/or physical disabilities, and people with mental health problems, drug and alcohol dependency problems and carers. Adult social care services are a core function of GCC and are underpinned by a number of laws, regulations and national guidance across health care and local government.
65. Adult social care traditionally incorporates residential care homes, day centres, equipment and home adaptations, meals services and home care. However, it may extend to other measures such as: – funding for gym membership; art therapy; life coaching, personal assistants; emotional support counselling; well-being and life-skills classes. It also covers the services made available to carers.
66. Despite being one of the healthiest Counties in England¹², adult social care and services focused on aged-related conditions has become a high priority for Gloucestershire. The

⁹ [Turley Report](#)

<https://www.turley.co.uk/comment/s106-education-contributions-key-lessons>

¹⁰ Department for Education *Securing Developer Contributions for Education, 2019* paragraphs 10 to 13

<https://www.gloucestershire.gov.uk/media/2085281/gloucestershire-school-places-strategy-2018-2023-final-web.pdf>

¹¹For Gloucestershire (after April 2013) partner organizations will include: - Clinical Commissioning Groups CCG's responsible for commissioning most local health-related services; the specialist mental health services provider – 2gether Foundation Trust; and Gloucestershire Care Services – the core local provider of community and social care services.

¹² See for example Public Health England's local overviews: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E10000013.html?area-name=Gloucestershire>

county already has a higher than average older population¹³, which is set to expand at a faster rate compared with the rest of the country¹⁴. This circumstance will lead to more people living with long-term conditions and chronic diseases that need caring for and extra support. It will also generate a significant demand for more carers within the local population.

67. Modern adult social care services are strongly focused on supporting adults to live fulfilling and independent lives for as long as possible to delay the need for residential or nursing care. Where illness or surgery has occurred, services are geared towards getting people back to an optimal way of living through re-equipping them to attain lost skills or by making good use of technology to assist in independent living and / or to monitor their condition¹⁵.
68. These demographic challenges facing existing local provision should not be exacerbated by new residential development. This means GCC must seek to ensure that adult social care is not adversely affected or degraded as a result of additional demands that are attributable to new development.
69. In the majority of cases, GCC will focus its attention on facilitating greater efficiency in the delivery of local services through 'designed-in' solutions with new housing as a means of expanding service capacity. LPAs will be advised by GCC on the use of conditions rather than seeking planning obligations.
70. 'Designed-in' solutions may include adherence to "Lifetime Homes" standards for new social and open market housing¹⁶, or a requirement to install or enable the future conversion to assistive technology in homes and community facilities linked to the development¹⁷. GCC considers this a reasonable and proportionate approach to assisting Gloucestershire's LPAs with local housing need¹⁸.
71. The increasing numbers of people who are limited in their mobility often need equipment or support from one or two carers to get on the toilet, or other assistance with toileting or changing. Standard accessible toilets (disabled toilets) do not provide changing benches or hoists and most cannot accommodate carers, which can put the person with disabilities at risk.

¹³ Data taken from the Census 2011 - *the proportion of Gloucestershire's population of older people stands at 13.6%, compared with 10.9% for England and Wales.*

¹⁴ Data as headlined within Your Health, Your Care – The 5-year Action Plan for Health & Social Care prepared by Gloucestershire County Council and the Gloucestershire Health Community in March 2012.

¹⁵ These form part of the two overarching principles from the adult element of Your Health, Your Care – The 5-year Action Plan for Health & Social Care.

¹⁶ Lifetime Homes are ordinary homes designed to incorporate 16 Design Criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

<http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html>

¹⁷ Assistive Technology is an umbrella term that includes assistive, adaptive, and rehabilitative devices for people with disabilities and also includes the process used in selecting, locating, and using them. AT promotes greater independence by enabling people to perform tasks that they were formerly unable to accomplish, or had great difficulty accomplishing, by providing enhancements to, or changing methods of interacting with, the technology needed to accomplish such tasks.

¹⁸ The NPPF sets out the policy framework for assessing and influencing the requirement for new homes. It considers the need for different types of housing for different groups in the community such as (amongst others) older people and people with disabilities

72. GCC accepts and expects that everyone has a right to live in the community, to move around within it and access all its facilities. Government policy promotes the idea of community participation and active citizenship, but for some people with disabilities the lack of a fully accessible toilet is denying them this right. Although the numbers are increasing, there are not enough Changing Places toilets across the country, and Gloucestershire has very few at all. Working with LPAs, GCC will promote provision in public places to make a dramatic difference to the lives of thousands of people who need these facilities.
73. Developer contribution monies will be spent by GCC to provide appropriate adult social care infrastructure. Outside of CIL Charging Authorities, or where CIL is not applicable or the most appropriate mechanism to directly mitigate for the impact of a planned development, GCC will assess major new development and may seek a financial contribution through S106 planning obligations. This may be either solely, or in conjunction with other key healthcare partners to support an increase in service capacity.

Libraries

74. GCC has a statutory duty to provide a comprehensive and efficient library service for all persons desiring to make use of it and who live, work or study in the County¹⁹. This duty applies not only to the existing population of the County, but also to new residents generated through new development which add to the demand on a specific library that those new residents can be expected to use.
75. The current Library service is provided through a network of local public library buildings, customer access points, e-resources and a virtual online reference library. A modern library service is not just about book stock and information provision, libraries offer free public access to PCs, Wi-fi and digital equipment. They also provide activities and events aimed at all age groups within their local communities and support job and home seekers, address social isolation and support those wanting to gain new skills.

Approach to Planning Obligations

76. New housing development will be assessed by GCC to determine its likely impact on existing local library services and the scope of resultant mitigation works required.
77. As part of this assessment, qualitative considerations are taken into account, together with the existing physical capacity of the local library which is currently calculated having regard to the national recommended floorspace benchmark of 30 sq metres per 1,000 population (as set out in the Public Libraries, Archives and New Development: A Standard Charge Approach, 2010). GCC periodically reviews and updates its benchmark for levels of local library provision.

¹⁹ The Public Libraries and Museums Act 1964

78. Where GCC identifies that improvement works are required to local library provision to mitigate the impact of increased demand from a new housing development, it will usually seek to secure this via a planning obligation, and typically in the form of a financial contribution proportionate to the size of the development. The planning obligation must comply with the legal tests set out at Regulation 122(2) of the CIL Regulations 2010 (as amended).
79. Details of the requested planning obligation, including the name of the local library to which it will be directed, are provided as part of GCC responses to planning application and pre-application advice consultations.
80. In the majority of cases, financial contributions are requested towards increased customer access to existing services and can include (but are not restricted to): increasing existing lending capacity through additional stock, furniture and fittings; facilitating an increase in opening hours; increasing accessibility and support for digital and IT facilities; and/or reconfiguration and refurbishment of library floorspace.
81. Where new development generates a requirement for a planning obligation towards new library floorspace and fit out (e.g. extension to an existing building or construction of a new building) GCC will consider the details, including the financial contribution, on a case-by-case basis. Any such requirement will also be explored in terms of its potential to facilitate shared local facilities.

Community-run Libraries

82. A number of community-run libraries are in operation across Gloucestershire. These are library services for local communities that occur outside the provision made by GCC. GCC may factor in this local provision on a case-by-case basis when determining the anticipated impact of new development upon existing libraries services.

Archives

83. GCC is required to make proper arrangements for the security, preservation and access of public documents and records it belongs to or it has become a custodian of²⁰. This includes an array of local material from councils, churches, schools, estates, businesses and individuals. Archives are an increasingly important social resource, which supports local communities to develop their community identity.
84. Gloucestershire Archives is the county's record office. However, it also includes a substantial resource for the neighbouring unitary authority area of South Gloucestershire, which formed part of a larger historic Gloucestershire. The Archive comprises a central storage facility with space for users – individuals and visiting groups, to consult material onsite. An electronic 'virtual' resource is also being developed to allow increased remote access.
85. As with library services, any CIL expenditure will be in accordance with the Charging Authorities' priorities. Where development occurs that is not liable for CIL contributions, GCC will determine whether existing demand for the local archive service is not unduly exacerbated as a result of new development. In doing so, careful consideration will be given to current levels of provision compared against the nationally recommended benchmark of the Arts Council - formerly put together by Museums, Libraries and Archives Council (MLA)²¹.
86. Where an undue impact is identified and mitigation deemed justified, GCC will look to secure a proportional financial contribution through a S106 planning obligation. Funds would be used to support capacity improvements such as increasing the amount of the physical archive space available or facilitating increased public access to records through longer opening times and/or an expansion of the evolving online resource.

Health and Public Health

87. LPAs should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should refer to the NPPG to help them work effectively with LPAs in order to promote healthy communities and support appropriate health infrastructure.
88. The link between planning and health has been long established. The built and natural environments are major determinants of health and wellbeing. Links to planning and health are found throughout the NPPF²² e.g. in the core planning principles and the policies on transport, high quality homes, good design, climate change, and the natural environment.

²⁰Local authority archiving requirements are set out within the Public Records Act (1958) and Local Government Act (1972)

²¹ The Public Libraries, Archives and New Development A Standard Charge Approach (May 2010) sets out a recommended benchmark of six square metres of new or refurbished archive space per 1,000 population.

²² The National Planning Policy Framework (Paragraph 17, 156 & 162) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

89. GCC will expect LPAs to engage with relevant organisations when carrying out their planning function. In the case of health and wellbeing, the key contacts include GCC Public Health, and the Gloucestershire Clinical Commissioning Group (CCG). Engagement with these organisations will help ensure that local strategies to improve health and wellbeing, and the provision of the required health infrastructure (NPPF paragraphs 7, 156 and 162) are supported and taken into account in local and neighbourhood plan making and when determining planning applications.
90. Appropriate infrastructure will be secured either through S106 planning obligations, or where health infrastructure is required to be funded through CIL and a CIL Charging Schedule is in place, CIL monies may be used to provide infrastructure in accordance with local IDPs and agreed priorities.

Fire and Rescue

91. GCC is the local Fire and Rescue Authority (FRA): It is responsible providing the services of extinguishing fires, protecting life and property, rescuing people from road traffic accidents, undertaking urban search and rescue and dealing with industrial incidents²³. Gloucestershire Fire & Rescue Service (GFRS) carries out the functions of the Gloucestershire FRA.
92. It is essential that new development is provided with effective fire and rescue infrastructure. In the majority of cases this can be achieved through the provision of fire hydrants affixed to water mains and the carrying out of other appropriate engineering works to ensure the correct and consistent volume and pressure for the water supply. The preference of GCC is for this matter to be dealt with through planning conditions and GCC expect sufficient hydrants to be provided within all appropriate new developments.
93. Provision will need to be agreed at the time that infrastructure is planned to serve the new development, with the involvement of the relevant Water Companies (Severn Trent and Thames Water) which, in most cases, will be the infrastructure provider. GFRS will need to agree the location and number of hydrants. GCC will provide relevant informatives when responding to planning applications and will expect planning conditions to ensure provision where appropriate.
94. The provision of sprinklers or other automatic fire suppression systems may also be considered where local fire risk could demonstrably be heightened. This may include, new residential neighbourhoods where groups of more vulnerable residents are anticipated to live and, or congregate (e.g. residential care homes, supporting living accommodation, community centres, day facilities and schools etc.). A risk-cost-benefit analysis may be applicable to determine the reasonableness of any requirement for this level of fire & rescue infrastructure²⁴. GCC expects that providing for, or facilitating, the future

²³ The Fire and Rescue Service Act 2004 and Fire and Rescue Services (Emergencies) (England) Order 2007

²⁴ Information and advice on the installation of sprinklers and other automatic fire suppression systems in domestic, residential care and school premises can be found on the Chief Fire Officers Association (CFOA) website.
<http://www.cfoa.org.uk/10043>

installation of sprinklers and associated water supply infrastructure can also be achieved through planning conditions and compliance with building regulations rather than planning obligations.

95. There may be circumstances where more significant developer contributions, sought through S106 planning obligations may be necessary. This is likely to cover substantial major development, where the existing capacity of local services could be unduly impacted. Funding may be sought to help expand local physical infrastructure – stations and equipment. Where major re-modelling is anticipated, GCC may also look to promote an integrated approach that would facilitate a shared solution in partnership with other local infrastructure services.

Sustainable Drainage (SuDS)

96. SuDS infrastructure should be properly planned and integrated into new development. As Lead Local Flood Authority (“LLFA”), GCC is a statutory consultee for SuDS on major developments. Appropriate sustainable drainage measures will be an important material consideration with planning proposals²⁵, including ongoing maintenance of SuDS. Compliance with existing national SuDS standards will be a key factor for all proposed drainage systems²⁶.
97. Site-specific SuDS and flood alleviation measures will be secured through GCC’s role as LLFA, and statutory consultee on major developments. Where flood alleviation is required to support growth more generally, or flood alleviation measures are required for existing flood risk from ordinary watercourses, surface and ground water sources, County Council will look to solutions from other funding sources including CIL. GCC will spend CIL monies in accordance with the Charging Authorities’ IDPs and agreed priorities. This means that it could be appropriate to spend CIL Money on strategic flood defences, enhanced SuDS or Natural Flood Management (NFM).

Waste and Recycling Facilities

98. GCC is the Waste Disposal Authority. It commissions the services of five Waste & Recycling Centres across the County. The service has been benchmarked against other comparable authorities, and provision is lower in Gloucestershire than in many other parts of the UK.
99. There is likely to be a need for an additional HRC(s) (Household Recycling Centre) to meet the needs of housing population growth.

²⁵ This will be especially important for development proposals in areas of risk of flooding, wherein the NPPF stipulates that all major developments and those in in areas at risk of flooding ‘should incorporate sustainable drainage systems’ (paragraph 163/165).

²⁶In March 2015, the Department for the Environment, Foods and Rural Affairs (DEFRA) published English non-statutory SuDS standards: <https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>. These should be applied in conjunction with the CIRIA SuDS Manual: <https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

100. The HRC(s) will need to be funded and GCC will look to source capital and grant monies where possible. Developer contributions, either through CIL or S106 planning obligations may also be sought to fund the HRC(s), or to site a facility where it is justified.
101. Future large-scale site allocations will need to demonstrate the availability of access to HRC facilities for the likely growth in population, as well as complying with other GCC guidance on provision of space for waste and recycling materials on a household scale.

Transport

102. GCC has a duty to manage the local road network (other than special and trunk roads) with a view to securing the expeditious movement of traffic.
103. The LPAs in Gloucestershire look to the advice of GCC on most transport related matters, particularly regarding the maintenance of highway safety and in assessing and identifying solutions to resolve transport challenges resulting from new development. This process of engagement can be obtained by contacting the County Council's Highways Development Management team devcoord@gloucestershire.gov.uk.
104. Nearly all types of development create a level of new or re-directed travel demand, for all modes and including freight and home deliveries. Typically this results in more cars using the local transport network. Those involved in promoting new development are expected to demonstrate that any impacts on the transport network are insignificant, that they demonstrate consideration of modal shift, public transport accessibility and increasingly, electric vehicles. They are also expected to demonstrate that improvements can be cost effectively undertaken and that the reliability of the transport network will not be severely degraded²⁷.
105. GCC expects to be fully involved at the earliest possible stage in assessing new development proposals. This should avoid unnecessary delays in decision making process and help facilitate the best possible transport solutions²⁸. GCC's suite of highway traffic models are available to assist in assessing the impact (Local and Strategic) of any given land use proposal or scheme. Details of how to access the suite of models and associated access charges can be provided by contacting Highways Development Management; devcoord@gloucestershire.gov.uk. Where a mitigation package for transport is needed, GCC will look favourably upon proposed measures that will seek to limit the number of additional car journeys upon the local network; deliver modal shift and aid walking and cycling over short distances²⁹; stimulate the use of local public transport for accessing community services, leisure purposes and school based journeys; and which will facilitate opportunities to use regionally or nationally orientated public transport including rail and coach for long distance travel. Other important outcomes include assisting access for

²⁷ Paragraphs 108-109 of the NPPF sets out the criteria by which transport issues associated with new development should be assessed.

²⁸ Detailed information on Travel plans, transport assessments and statements can be found on the following link

www.gov.uk/guidance/travel-plans-transport-assessments-and-statements

²⁹ Specific local advice on this matter is set out in <https://www.gloucestershire.gov.uk/media/2090454/s-transportplanningprojects-strategy-planning-cwis-csv-cwip-2018-combined-report-20190701-ii.pdf>

efficient local deliveries of goods and services incorporating for community social care providers and preventing the degradation of key local environmental indicators such as noise and air pollution.

106. Demonstrating the deliverability of a transport mitigation package is of key importance to GCC. Therefore, where the existing local transport infrastructure is insufficient, GCC will require that developers provide the necessary transport infrastructure to mitigate any significant impact of proposed development on the highway and transport networks and ensure that the opportunities for sustainable travel have been taken up. Travel plans, along with Delivery and Servicing Plans, will be required where appropriate to promote sustainable modes of transport. Developers are to identify and incentivise sustainable transport mitigation measures ahead of delivering necessary highway capacity deficit. The mitigation package will be secured through a combination of planning conditions and/or S106 planning obligations or via provisions within the Highways Act 1980.
107. The developer contributions sought through S106 planning obligations must solely assist in mitigating the adverse impacts of new development on the local transport network. They cannot be used as an alternative funding stream for addressing pre-existing infrastructure issues, unless in doing so it can be justified as a demonstrable mitigation measure. However, there may be circumstances where proposed mitigation aligns with pre-identified infrastructure priorities set out within the adopted and emerging Gloucestershire Local Transport Plan³⁰. Consequently, GCC will seek to promote technology based 'smart' solutions which future proof infrastructure and allow demand management and travel solutions to make use of advances in technology.
108. GCC will spend CIL monies in accordance with the Charging Authorities' IDPs and agreed priorities. This means that CIL monies can appropriately be spent on more strategic infrastructure for walking, cycling, public transport and highways in combination with S106 planning obligations which may be required to mitigate the site-specific issues where they are justified including mitigating the impacts of overspill parking in neighbouring areas, plus the encouragement of car/permit-free developments, etc.
109. All new infrastructure concerned with the local highway must be designed in accordance with either national guidance set out in the Design Manual for Roads and Bridges (DMRB)³¹ or relevant local guidance, which is presently contained within Gloucestershire's Technical Specification for New Streets 2nd Edition February 2020³². For all transport-related mitigation proposals, appropriate audits must be undertaken covering road safety, mobility, walking, cycling and quality, before any final designs can be approved.

Broadband

³⁰The Gloucestershire Local Transport Plan 2015 – 2031 (LTP3)
www.gloucestershire.gov.uk/transport

³¹ <http://www.standardsforhighways.co.uk/ha/standards/>

³² <https://www.gloucestershire.gov.uk/media/2095270/technical-specification-for-new-streets-2nd-edition.pdf>

110. Improving the provision of local broadband is an on-going infrastructure priority for Gloucestershire. The recently approved (December 2019) revised Fastershire Broadband Strategy³³ follows GCC's economic stimulus package, Grow Gloucestershire³⁴ and as a consequence GCC is continuing to make a significant investment into a major cross-authority joint project with Herefordshire Council that aims to enable all Gloucestershire residents and businesses to access the connectivity they need and encourage people to use faster broadband to do more online, boost business growth and achieve their potential.
111. The project known as "Fastershire" is a non-profit making collaboration between Herefordshire Council, GCC and several broadband infrastructure providers.³⁵
112. Therefore, GCC is keen to work with LPAs and developers to support the provision of the digital infrastructure required at the outset of any new development. GCC is keen to ensure that early discussions are held with developers and telecom providers to ensure the necessary delivery of ducting at the outset of any new housing or employment development. More detail can be found in Appendix 3.

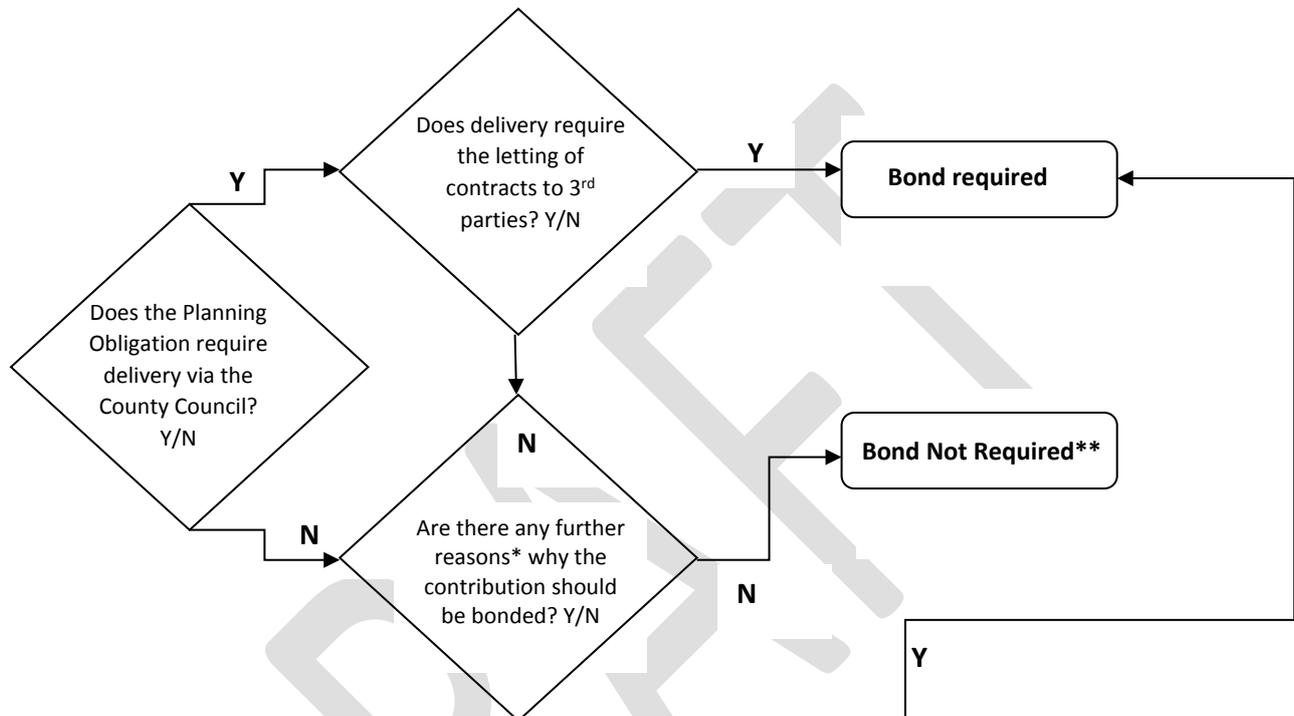
³³ <https://www.gloucestershire.gov.uk/gloucestershire-county-council-news/news-december-2019/faster-broadband-on-its-way-to-the-county-s-hardest-to-reach-properties/>

³⁴ Grow Gloucestershire is an economic stimulus package for investing in and encouraging further investment in skills and infrastructure improvements across the county. One of its three priorities include: '*... connecting the county through improved infrastructure, from roads to broadband.*' <http://www.gloucestershire.gov.uk/grow>

³⁵ Details regarding the 'Fastershire' project can be found online at:- <http://www.fastershire.com>

Appendix 1: Approach to Bonding / Sureties in GCC Planning Obligations

The following process flowchart will be used for determining whether or not a bond or other form of surety is required to guarantee third party security in connection with planning obligations. Where a bond is required it should normally be in place prior to commencement of the development.



*Such reasons for bonding include:

- Provision of infrastructure in-kind through third party contract;
- Risk assessment-based consideration of delivery of infrastructure warrants bonding of contribution, or for an individual component or part of the value of the obligation;
- Other factors on a case-by-case basis at GCC's discretion.

**Where a bond is not required, consideration should be given to any other assurances which might be required

Appendix 2: Child Yields and Pupil Products

The current PPRs have been in operation since November 2019, based on data collected in 2018 and 2019. The following PPRs are adopted and have been in operation since November 2019:

- 30 pre-school children per 100 dwellings
- 41 primary school children per 100 dwellings
- 20 secondary school children (11-15) per 100 dwellings
- 7 post 16 children (16-18) per 100 dwellings
- 0.52 Special Educational Needs per 100 dwellings at primary and secondary level

Full details of the PPR study are available on the GCC website at:

<https://www.gloucestershire.gov.uk/media/2093765/gloucestershire-county-council-ppr-report-703.pdf>

Costs and multipliers are reviewed annually and updated where required. The most up to date costs for education contributions are set out on the Local Development Guide page of GGC's website:

Minimum Site Sizes –

Primary schools

1FE* (210 places): 1.2ha to 1.5ha

2FE (420 places) 1.8ha to 2.0ha

3F (630 places): 2.6ha to 2.8ha

4FE (840 places): 3.2ha to 3.4ha

Secondary Schools – minimum size for 11-16:

5 FE (750 places): 5.8 hectares

6 FE (900 places): 6.8 hectares

7 FE (1,050 places): 7.7 hectares

8 FE (1,200 places): 8.7 hectares

9 FE (1,350 places): 9.6 hectares

*1Form Entry (FE) is below the size which DfE suggests is viable, so generally a new school will be 2FE. For Primary – minimum sizes, range indicates whether or not Early Years provision is made on-site.

Appendix 3: Broadband Information

In the coming decades, fixed and mobile networks will be the enabling infrastructure that drives economic growth. The Government is committed to providing the UK with world-class digital connectivity that is gigabit-capable, reliable, secure and widely available across the UK - and to do so at pace. They have set an ambitious target of making gigabit-capable networks available to 15 million premises by 2025, with nationwide coverage by 2033.

Whilst previously targets of making gigabit-capable networks available to 15 million premises by 2025, with nationwide coverage by 2033 were set by the previous Government. It is becoming increasingly apparent with the new Government that these targets will become even more ambitious with commitments being made for gigabit capable networks being delivered UK wide by 2025.

To enable this aspiration of delivering Gigabit connectivity and improving mobile coverage, legislation and policy instruments are currently being reviewed which it is believed will address perceived barriers to deployment, promote investment and accelerate delivery in the current months and years.

The availability, reliability and speed of mobile and fixed broadband provision is now a key consideration for most house buyers as well as visitors and many view it as essential as the traditional utilities. Similarly, it is also a key concern for the business sector.

LPAs, through local planning policy and engaging early with developers, can play an important role in helping to achieve the transformation in mobile and broadband provision. Local authorities have a pivotal role to play in encouraging and supporting developers to future-proof their developments and maximise their value by installing high-speed broadband and by working with mobile telecoms companies to ensure the provision of the appropriate infrastructure.

There is a comprehensive and reliable network that minimises the impact on the Gloucestershire landscape. It is in this context that LPAs must consider their strategies and guidelines for developers in the knowledge that such measures are likely to be superseded by Government policy and potentially legislation in the future. However, whatever the outcome to these impending reviews and projected changes, this fibre aspiration needs to be seen as an opportunity for local authorities to play a key enabler role.

As a County Council we welcome and actively support the move towards Fibre to the Premises (FTTP) as the de facto technical solution. In particular, GCC welcomes the commitment of key parts of market to work with developers and invest, at their cost, in delivering a fibre to the premise solution in all new developments of over 10 dwellings.

In contributing to this enabling role, LPAs should give due consideration to the progress of a series of options and work streams outlined below:

Broadband Fibre to the Premises: FTTP uses fibre-optic cable direct from the exchange to a business or home.

Recommended Way Forward – Fibre to the Premises Enabling Role

Promotion of the Fibre to the Premises (FTTP): All residential developments over 10 dwellings and all employment developments will enable FTTP. For schemes under these thresholds the Council's expectation is that provision for FTTP will be achieved, where practical. Where it can be demonstrated that fibre to the premises is not practical due to special circumstances then non Next Generation Access (NGA) technologies that can provide speeds in excess of 24Mbps should be delivered wherever practical.

Policy: Adopt as part of any respective Local Plans and subsequent Telecom Supplementary Planning Document (SPD) the following requirement:

Market Awareness: LPAs to support the Fastershire programme in engaging with fibre providers to determine any future deployment plans.

Developer Engagement: Engage with developers at a pre-application stage with a view to ascertaining what provision developers are making in the provision of digital infrastructure with their applications

Notification: Involve any interested fibre network providers at the pre-application stage of residential and commercial planning applications³⁶. Fibre providers to be notified as part of the pre-application utility notification stage of impending development applications referencing the issue in pre-application discussions and adding it to planning application validation lists as a consideration.

Council Assets: Where possible local authorities identify ways in which Council owned infrastructure and assets could be utilised to extend or encourage digital infrastructure deployment e.g. access to ducting.

Highway Policy: Implement wayleave policies that only seek to cover costs and work with landowners to improve connectivity.

Fastershire Programme: To continue to work with and support the Fastershire Team to ensure that the enhanced broadband infrastructure is delivered to those remaining properties and any new developments within the county.

³⁶ Under non-disclosure agreements where required

Mobile Coverage Improvements Enabling Role:

Market Engagement: To support Fastershire team in engaging with mobile operators to determine future deployment plans in Gloucestershire and to understand how the Shared Rural Network (SRN) will be delivered across the County.

Council Assets: Where possible local authorities identify ways in which Council owned infrastructure and assets could be utilised to improve mobile coverage (access to street furniture assets/buildings/fire towers).

Policy: Ensuring Local Plans and Economic Strategies recognise the benefit of reliable connectivity and include actions to be taken at local level to support the improvement of connectivity. LPAs should consider the inclusion of a policy for new major development sites (over 10 dwellings) and large scale buildings should include infrastructure design from the outset to sympathetically locate masts, and/or provide backhaul ducting to negate the need for retro-fix infrastructure

Guidance: Respond positively to requests for any pre-application advice, where new or upgraded infrastructure is proposed the potential impacts on the local environment will need to be considered.

Appendix 4: List of Acronyms

CCG	Clinical Commissioning Group
CIL	Community Infrastructure Levy
CIL Regs	Community Infrastructure Levy Regulations (as amended)
DfE Guide	DfE Guidance 'Securing Developer Contributions for Education' November 2019
DMRB	Design Manual for Roads and Bridges
FTTP	Fibre to the Premises
FRA	Fire and Rescue Authority
GCC	Gloucestershire County Council
GFRS	Gloucestershire Fire & Rescue Service
HRC	Household Recycling Centre
IDP	Infrastructure Delivery Plan
IFS	Infrastructure Funding Statement
LDG	Local Development Guide
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
MLA	Museums, Libraries and Archives Council
NFM	Natural Flood Management
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PPR	Pupil Product Ratio
S106	Legal agreement made under S106 of the Town and Country Planning Act 1990
SPD	Supplementary Planning Document
SRN	Shared Rural Network
SUDS	Sustainable Drainage
UU	Unilateral Undertaking