

5.20 Figure 5.2 Examples of Developer Contribution Requirements

Type of Provision	Circumstances Where Provision May Be Required
<b>Environmental Infrastructure</b>	
<b>Woodland Planting &amp; Management</b>	Sites relating to Green Network locations, where opportunities exist to enhance/reinforce the network, to integrate a site into its landscape setting, or otherwise to mitigate its visual impact.
<b>Habitat Creation &amp; Management</b>	Sites relating to existing wildlife sites or corridors, especially loss of habitat requiring mitigation/compensation or enhancement.
<b>Sustainable Water Management</b>	Sites where opportunities exist to provide sustainable flood management or water management enhancement measures as identified through either flood risk assessments or the River Basin Management Plan and Forth Area Management Plan.
<b>Outdoor Access Provision</b>	Sites relating to Green Network locations and where opportunities exist to enhance the local access network.
<b>Archaeological Investigation/Interpretation</b>	Sites containing archaeological remains.
<b>Historic Building Repair/Conservation</b>	Sites containing buildings of historic or townscape importance.
<b>Physical Infrastructure</b>	
<b>Road Improvements</b>	Sites where improvements will be necessary as demonstrated by Transport Assessment in order to ensure mitigation of impact, including cumulative impact, of the proposed development.
<b>Public Transport Facilities &amp; Services</b>	Larger sites where access by public transport needs to be secured to meet sustainability objectives.
<b>Pedestrian/Cycling Facilities</b>	Sites where pedestrian/cycle links into the wider network and to key community/public transport nodes need to be established.
<b>Sewerage Improvements</b>	Sites where additional sewerage infrastructure must be provided in order to serve the development.
<b>Community Infrastructure</b>	
<b>Open Space Provision/Maintenance</b>	All housing sites must provide for, or contribute to, open space on- or off-site, as well as maintenance.
<b>Play Area Provision/Maintenance</b>	All housing sites must provide for, or contribute to, play facilities on- or off-site, as well as maintenance.
<b>School Capacity</b>	Sites where school capacity/facilities are inadequate to cope with the proposed development.
<b>Community/Sports Halls</b>	Sites in areas where there is a recognised deficiency in the quantity or quality of provision.
<b>Health Care Facilities</b>	Sites in areas where there is a recognised deficiency in the quantity or quality of provision.

5.21

### Policy INF02 Developer Contributions to Community Infrastructure

Developers will be required to contribute towards the provision, upgrading and maintenance of community infrastructure where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

1. Specific requirements identified against proposals in the LDP or in development briefs;
2. In respect of open space, recreational, education and healthcare provision, the general requirements set out in Policies INF04, INF05 and INF06;
3. In respect of physical infrastructure any requirements to ensure that the development meets sustainability criteria;
4. In respect of other community facilities, any relevant standards operated by the Council or other public agency; and
5. Where a planning obligation is the intended mechanism for securing contributions, the principles contained in Circular 3/2012.

In applying the policy, consideration of the overall viability of the development will be taken into account in setting the timing and phasing of payments.

