

**WOKING JOINT COMMITTEE**

DATE: 26 SEPTEMBER 2018
LEAD OFFICER: ERNEST AMOAKO, PLANNING POLICY MANAGER (WBC)
SUBJECT: INFRASTRUCTURE CAPACITY STUDY AND DELIVERY PLAN
AREA: WOKING

SUMMARY OF ISSUE:

The report seeks comments from the Joint Committee on the Infrastructure Capacity Study and Delivery Plan (IDP) for that to be taken into account before the IDP is published. The report is therefore for consultation purposes only.

National planning policy requires local plans to make provision for infrastructure for transport, telecommunication, security, waste management, water supply, wastewater, flood risk and provision of minerals and energy to support planned development. Local Plans should also make provision for community facilities such as health education and cultural infrastructure.

The Council has an adopted Core Strategy that sets out the quantum of development expected until 2027. To support the Core Strategy, the Council prepared an Infrastructure Capacity Study and Delivery Plan (IDP) in 2011 to identify what infrastructure will be required to support the expected development and how it can be funded and brought on-stream at the appropriate time. This was scrutinised by the Secretary of State at the Core Strategy Examination and was considered sufficiently robust. The IDP is now considered out of date and needs updating.

Whilst the IDP covers the period between 2011 and 2027, it was published as a live document to enable updates to be made when necessary during this period. The IDP has now been updated to take into account up to date information and changes in national planning policy. This is necessary to provide an up to date evidence to support the emerging Site Allocations DPD. The revised IDP is in Appendix 1. The views of the Joint Committee are sought for them to be taken into account before the IDP is published. It is intended that the IDP will be published as a supporting document to the Site Allocations Development Plan Document (DPD) in October/November of this year.

RECOMMENDATIONS:**Woking Joint Committee is asked to note:**

- i) the contents of the Infrastructure Capacity Study and Delivery Plan in Appendix 1, and to provide any comments they may wish to make to be taken into account before the IDP is published.

REASONS FOR RECOMMENDATIONS:

To give the Joint Committee the opportunity to comment on the IDP and for that to be taken into account before it is published.

An up to date IDP is essential to provide the necessary justification for seeking Section 106 obligations and to inform the future review of the Community Infrastructure Levy Charging Schedule and its accompanying Regulation 123 list.

1. INTRODUCTION AND BACKGROUND:

1.1 The Government requires Local Plans to make provision for the necessary infrastructure to support development proposals anticipated during the plan period. The Council has an adopted Core Strategy that sets out the amount of development to be provided across the borough between 2010 and 2027 and their broad spatial distribution. In accordance with Government guidance at the time, the Council prepared an Infrastructure Capacity Study and Delivery Plan in 2011 to support the delivery of the Core Strategy. The Council has embarked upon the comprehensive delivery of the requirements of the Core Strategy, and this includes the preparation of the Site Allocations DPD to identify specific sites to bring forward development. It is essential that the evidence base that underpins the delivery of the Core Strategy and the Site Allocations DPD is up to date. The current IDP is considered out of date, and a revised IDP has now been prepared. The revised IDP sets out:

- The capacity of existing infrastructure and the impact of future development on that infrastructure;
- The mechanisms in place to ensure that the additional infrastructure necessary to support new development is provided over the Plan period. This includes the scale of the new infrastructure to be provided, by whom, how, at what cost and to what timescales.

1.2 The IDP is a live document to be monitored and updated to ensure that it is as robust and up to date as possible, taking into account changes in need, capacity and the availability of funding sources in order that the Council and its partners can respond to any changes to priorities in a timely and co-ordinated manner. The IDP has been revised for this purpose, taking into account new information submitted by infrastructure providers and changes in national planning policy. The revised IDP is in Appendix 1. It is intended that the IDP will be published prior to the publication of the Site Allocations DPD in October/November 2018. Comments from the Joint Committee are welcome for that to be taken into account before the IDP is published.

1.3 The IDP will have the status of a key evidence base study to support the delivery of the Core Strategy and the Site Allocations DPD and will help make sure that new development contributes to the provision of new infrastructure. The IDP will also help to ensure that additional infrastructure is aligned with the expected delivery of development.

2. ANALYSIS:

2.1 By bringing the IDP up to date, the Council is satisfying a national requirement for plans to make provision for the delivery of infrastructure to support planned future development and for evidence base to be proportionate and up to date. The revised IDP will also be used to inform future reviews of the Council's Community Infrastructure Levy Charging

www.woking.gov.uk
www.surreycc.gov.uk/woking

Schedule and Regulation 123 list. The revised IDP has been prepared in-house by the Planning Policy Team, who also prepared the current IDP. The definition of infrastructure covered in the IDP is wide ranging to include transport and accessibility, education, health, social and community, public services, utilities, flood alleviation and green infrastructure. Policy CS16 (Infrastructure) of the Core Strategy provides a detailed definition of what comprises infrastructure.

- 2.2 The IDP has been updated in consultation with the various infrastructure providers and other relevant bodies, as well as consultation with relevant departments within the Council and Surrey County Council. The IDP contains a list of all the bodies who have been actively engaged in its preparation. All the Districts and Boroughs in Surrey were also consulted. Comments received have already been taken into account in preparing the IDP.
- 2.3 The IDP follows a clear and logical structure. The first part of the IDP sets out the policy context within which the IDP has been prepared, provides a clear definition of what comprises infrastructure for the purposes of the IDP and the agencies involved in their delivery and an analysis of expected growth and demographic change which infrastructure will be required to support. The rest of the sections are structure according to the category of infrastructure. Each infrastructure category contains the currently identified infrastructure requirements for at least the plan period to 2027, its capacity, standards and deficits, planned future provision and delivery arrangements. Where relevant, the cost of delivering the infrastructure and by who is provided. There is a Glossary that explains the key terminologies used in the IDP. In submitting comments, it would be helpful if Members' could indicate the type of infrastructure that the comments relate to.
- 2.4 The IDP is informed by information supplied by the relevant infrastructure providers and a range of technical studies listed in paragraph 2.107 of the IDP. It is important to also note that the information provided is the best information available to date, though it is recognised that needs and infrastructure providers' plans are likely to change and/or evolve during this period. It should also be noted that there could be other specific infrastructure that might be sought through Section 106 Agreements that would be specific to individual schemes that might come forward for development that are not included in the IDP.
- 2.5 The Council has adopted the Community Infrastructure Levy with an accompanying Regulation 123 list. An up to date IDP will also be essential to inform future reviews of the CIL Charging Schedule and the Regulation 123 list.
- 2.6 A schedule of the identified infrastructure with their delivery arrangements has been prepared and is in Appendix 2. The schedule is also a good summary of the key parts of the IPD.

3. OPTIONS:

- 3.1 The IDP is for consultation purposes. National planning policy requires local plans to make sufficient provision for infrastructure to support development. There is a risk of Plans being found unsound if the Councils cannot demonstrate that it has identified sufficient infrastructure to support planned development. The IDP will be key evidence to support the development proposals in the emerging Site Allocations DPD, and it is important that it is up to date. There is therefore no other credible alternative option to consider.

4. CONSULTATIONS:

- 4.1 The IDP has been prepared with the active involvement of the relevant infrastructure providers and Surrey County Council. All the districts and borough in Surrey have been consulted. Comments received have been taken into account.

5. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:

- 5.1 The cost of preparing the IDP has been met from existing Planning Policy Service Plan budget.

6. RISK MANAGEMENT:

- 6.1 There is a risk of the Site Allocations DPD being found unsound if the Council is unable to demonstrate that it is informed by up to date evidence, and that adequate infrastructure provision has been made to ensure its sustainable delivery. This revised IDP will help minimise this risk.

7. LOCALISM:

- 7.1 The implications of the IDP are borough-wide.

8. EQUALITIES AND DIVERSITY IMPLICATIONS:

- 8.1 None

9. OTHER IMPLICATIONS:

| Area assessed: | Direct Implications: |
|--|---|
| Crime and Disorder | No significant implications arising from this report. |
| Sustainability (including Climate Change and Carbon Emissions) | Set out below |
| Corporate Parenting/Looked After Children | No significant implications arising from this report. |
| Safeguarding responsibilities for vulnerable children and adults | No significant implications arising from this report. |
| Public Health | Set out below. |
| Human Resource/Training and Development | No significant implications arising from this report. |

9.1 Crime and Disorder implications

None

9.2 Sustainability implications

The IDP will ensure the provision of combined heat and power supply in accordance with Policy CS22 of the Core Strategy. This will contribute towards minimising the adverse effects of development on climate change.

9.3 Corporate Parenting/Looked After Children implications

None

9.4 Safeguarding responsibilities for vulnerable children and adults implications

None.

9.5 Public Health implications

The IDP makes provision for health facilities, green infrastructure and education. All of these will have a positive bearing on public health.

9.6 Human Resource/Training and Development

None.

10. CONCLUSION AND RECOMMENDATIONS:

10.1 It is essential for plans to make provision for the necessary infrastructure to support development. The IDP identifies the nature and type of infrastructure that will be needed to enable the on-going delivery of the Core Strategy and the Site Allocations DPD, how the infrastructure will be delivered, by whom and at what cost. It is intended that the revised IDP will be published in October 2018. However, it will be helpful to take into account the comments of the Joint Committee before the IDP is published.

11. WHAT HAPPENS NEXT:

11.1 The comments of the Joint Committee will be taken into account, and thereafter, the IDP will be published as supporting evidence base study to the draft Site Allocations DPD and to inform the delivery of the Core Strategy. It is intended that the IDP will be published in October 2018.

Contact Officer:

Ernest Amoako, Planning Policy Manager Tel: 01483 743427.

Consulted:

Douglas Spinks, Deputy Chief Executive, Woking Borough Council.

Borough Portfolio Holder

Cllr Ashley Bowes

Annexes:

Infrastructure Capacity Study and Delivery Plan
Schedule of Infrastructure Delivery Requirements.

Sources/background papers:

- Woking Core Strategy
(<http://www.woking2027.info/developmentplan/corestrategy>).
- Draft Site Allocations DPD (<http://www.woking2027.info/allocations>).
- Infrastructure Capacity Study and Delivery Plan (2011)
(<http://www.woking2027.info/ldfresearch/infrastructure>).

This page is intentionally left blank