

AGENDA ITEM 3D

EXTRAORDINARY MEETING OF FULL COUNCIL

20TH OCTOBER 2016

REPORT OF THE HEAD OF REGULATORY SERVICES

INFRASTRUCTURE DELIVERY PLAN (OCTOBER 2016) –PRE-SUBMISSION DRAFT MELTON LOCAL PLAN

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform members of the Infrastructure Delivery Plan (IDP) and accompanying Infrastructure Delivery Schedule (IDS) that has been prepared as part of the evidence base to support the emerging Melton Local Plan.
- 1.2 These documents update and develop the Infrastructure Delivery Plan of the Emerging Options (Draft) Local Plan and prepare a fully comprehensive Infrastructure Delivery Schedule that identifies the costed infrastructure requirements of the Local Plan and sources of funding (where available). This should also identify key timescales for the implementation of new and improvements to existing infrastructure.

2 RECOMMENDATION

2.1 It is recommended that Council:

- (i) **accepts the Infrastructure Delivery Plan & Infrastructure Delivery Schedule as additional evidence to support the Pre Submission Draft Melton Local Plan**

3.0 KEY ISSUES

Infrastructure Planning – Background

- 3.1 National Planning Policy Framework (NPPF) (March 2012) outlines the need for Local Plans to include policies to deliver the provision of infrastructure¹ and “*to plan positively for the development infrastructure required in the area to meet the objectives of this framework*”². In particular, local planning authorities should work with other authorities and providers to ‘assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy, telecommunications, utilities, waste, health, social care, education and flood risk within their areas.’³
- 3.2 Planning Practice Guidance (March 2014 onwards), states that local plans “*should make clear, for at least the first five years, what infrastructure is*

¹ National Planning Policy Framework (DCLG, March 2012) – Paragraph 156

² National Planning Policy Framework (DCLG, March 2012) – Paragraph 157

³ National Planning Policy Framework (DCLG, March 2012) – Paragraph 162

*required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development*⁴.

- 3.3 When the Melton Local Plan is submitted for examination, amongst the key tests of its soundness will be whether it is “*positively prepared*”, “*justified*” and “*effective*”.

Positively Prepared - the Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements and is consistent with achieving sustainable development.

Justified - the Plan should be the most appropriate strategy, when considered against the reasonable alternatives and be based on proportionate evidence, adequate, up-to-date and relevant evidence base. This includes evidence of infrastructure requirements and deliverability.

Effective – the Plan should be deliverable over the plan period and be based on effective joint working on cross-boundary strategic priorities. This would include robust infrastructure delivery planning, having no regulatory or national planning barriers to delivery and delivery partners who are signed up to development and infrastructure improvements (who will deliver what and when)

- 3.4 In order to address the infrastructure requirements of the emerging Melton Local Plan, the Borough Council has commissioned an Infrastructure Assessment, including the production of an Infrastructure Delivery Schedule an initial Community Infrastructure Levy Regulation 123 List. The outcomes will inform the work on Whole Plan Viability and Community Infrastructure Levy (CIL) Viability Assessment.

Melton Local Plan and Infrastructure Planning

- 3.5 The Emerging Options Local Plan, which was published for consultation between January and April 2016, included a Draft Infrastructure Delivery Plan. It was based on information sought from a number of key infrastructure providers and representatives for the Melton Mowbray North and South Sustainable Neighbourhoods.
- 3.6 The requirement for this study is to update and develop the Infrastructure Delivery Plan of the Emerging Options Local Plan and prepare a fully comprehensive Infrastructure Delivery Schedule that identifies the costed infrastructure requirements of the Local Plan and sources of funding. This should also identify key timescales for the implementation of new and improvements to existing infrastructure.
- 3.7 It is intended that the Infrastructure Delivery Plan is a “live document”, which can be updated and reviewed as new evidence emerges or on the basis of further discussion with infrastructure providers. Such discussions will take place as part of the consultation on the Pre Submission Draft Local Plan.

⁴ Planning Practice Guidance (DCLG, March 2014 onwards) - Paragraph: 018 Reference ID: 12-018-20140306

3.8 Stakeholder involvement in the development of the Infrastructure Delivery Plan took the form of a workshop session held on 30th August 2016. Amongst those who attended were Leicestershire County Councils (Highways and Education), Western Power Distribution Ltd, Leicestershire Fire & Rescue Service and the East Leicestershire & Rutland Clinical Commission Group.

Overview Of The Infrastructure Delivery Plan

3.9 On the basis of the broad infrastructure categories set out in the NPPF, the Infrastructure Delivery Plan makes an assessment of existing provision and examines future requirements for the following:

- Physical infrastructure – including transport and highways, electricity, gas, water and waste water, waste, telecommunications and broadband.
- Social infrastructure – including education, healthcare, emergency services, sports facilities and community facilities (including community centres/village halls and libraries).
- Green infrastructure – including open spaces (informal and formal), play areas, playing pitches, allotments, drainage and flood risk.

3.10 As set out above, there are a wide variety of infrastructure types. A common element between them is that they have some relationship to the local population that uses them. As the Local Plan proposes more housing, the underlying assumption is that there will be more people consuming services provided by infrastructure. The infrastructure delivery planning process is therefore structured around gaining an understanding of how infrastructure services will need to respond to growth in a sustainable manner. The process is set out in stages described below.

Stage 1: Demographics - this stage seeks to identify the population arising from growth which will be consuming infrastructure services. This analysis takes account of how phasing over the life of the Local Plan is likely to affect infrastructure need as each house is expected to deliver fewer people later in the plan period as household size is expected to diminish. Household composition is also expected to change with more older people and fewer young people.

Stage 2: Infrastructure Service Demand - this stage involves translating population and/or housing growth into a unit of infrastructure (such as a square metre of building or a hectare of land). This is achieved by using standards relating a unit of infrastructure to a quantum of population or households (e.g. hectares of open space per thousand population). These standards are either taken from the policies of the Draft Plan or guidance issued by relevant public or professional bodies.

Stage 3: Existing Area Capacities - this stage involves identifying any possible infrastructure service delivery capacity that might exist in the area.

Some facilities may be under-used as a result of changes in the underlying demography of the area meaning that new requirements could be met without resorting to the level of investment normally associated with totally new infrastructure. Capacity is however often stressed in many public services and available headroom may be in the wrong location in relation to where the new demand is expected to arise. Some types of infrastructure do not follow a simple linear relationship between growth in need and new investment. This is particularly the case with utility networks where new requirements might be met through management of the wider network including facilities outside the local authority boundary.

Stage 4: Costing - having established the level of need arising from growth in the Local Plan and how much of this growth could be met from within existing facilities, calculations are made on the level of cost associated with net provision (i.e. costs after allowing for existing capacity). Costs are either derived by drawing on existing reports/ studies (e.g. business cases) or using cost benchmarks representative of the type of infrastructure required. Bespoke costs are used in preference to cost benchmarks where available.

Stage 5: Funding - this stage considers the possible means of funding the costs associated with provision which may be a developer requirement to be met through S.106/ S.278 or form part of a wider infrastructure requirement to be met through other forms of funding including a potential CIL or prudential borrowing.

Population also provides a rationale for employment land allocations which also generates specific infrastructure requirements especially in relation to transport and utilities. These are identified where the evidence base allows separate identification at this stage.

Summary of recommendations

3.11 The IDP and IDS (see Appendix 1) set out the key infrastructure requirements arising from the planned growth set out in the Melton Local Plan: Submission Draft. It also identifies costs (where appropriate), along the lead organisations for their delivery and sources of funding. Amongst the key pieces of infrastructure required are:

- **Melton Mowbray Distributor Road (MMDR) – Northern, Southern & Eastern sections** – this is a critical piece of infrastructure to realising the growth aspirations of the plan including delivery of both sustainable neighbourhoods.
- **Provision of additional education capacity** – this would be meet requirements generated by the level of growth set out in the Pre Submission Draft Local Plan. It includes two new primary schools to meet the requirements of the Melton Mowbray Sustainable Neighbourhoods and other growth in Melton Mowbray, growth of secondary school provision and the cost of school expansion in village schools where necessary.

- **Connections, reinforcements and/or improvements to the utilities networks in the Borough** – these are required to support development. The IDP does not identify specific costs for such infrastructure as these are normally identified on a site by site basis via discussions between developers and utility companies/provider. One key piece of utility infrastructure is the provision of 5kV primary sub-station with a 5km cable feed that is needed to service the 20ha employment site that forms part of the Melton Mowbray Southern Sustainable Neighbourhood.
- **GP and Healthcare Provision** – the IDP highlights that the level of growth over the Local Plan period is likely to require the provision of additional GP/Healthcare provision. Estimated costs are provided but no specific locations identified.
- **Sport and Leisure Provision** – the IDP examines existing levels of provision of sporting facilities in the Borough and identifies future needs together with the potential costs.

Next Steps

- 3.12 The Infrastructure Delivery Plan will be published as part of the evidence base for the Pre Submission Draft Local Plan, whilst the Infrastructure Delivery Schedule will form Appendix 4 of the Submission Draft Local Plan. Furthermore it will support the consultation on Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule 'Regulation 123 list' when that is launched.
- 3.13 Following the statutory six week period on the Pre Submission Draft Local Plan, the IDP and IDS will be reviewed and updated where necessary, prior to be submitted alongside the Plan to the Secretary of State for independent examination.
- 3.14 It will be updated again to support the Draft Charging Schedule and Revised Regulation 123 list consultation. Consultation on this is due to take place in Autumn 2017 with the CIL examination in January 2018.

4.0 POLICY AND CORPORATE IMPLICATIONS

- 4.1 The Infrastructure Delivery Plan and Infrastructure Delivery Schedule are key pieces of evidence that will accompany the Pre Submission Local Plan when it is published to allow representations to be made on its legal compliance and soundness. They are the vehicles to identify the infrastructure requirements arising from the Local Plan.

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

- 5.1 The Infrastructure Delivery Plan and Infrastructure Delivery Schedule identify (where appropriate) the cost of various infrastructure requirement arising from the Local plan. Their preparation is an essential part of helping to ensure a

sound Local Plan, and as such have cost implications in terms of contracting consultants to undertake the work.

6.0 LEGAL IMPLICATIONS/POWERS

6.1 There are no legal implications/powers. The requirements are as set out above at paras.3.1 and 3.2 above

7.0 COMMUNITY SAFETY

7.1 There are no direct community safety implications as a direct result of these documents.

8.0 EQUALITIES

8.1 The Local Plan is being subject to a detailed equalities impact assessment through each stage of preparation please refer to Item 3A of this agenda).

9.0 RISK

L I K E L I H O O D	A	Very High				
	B	High				
	C	Significant				
	D	Low			1,3	
	E	Very Low			2	
	F	Almost Impossible				
			Negligible 1	Marginal 2	Critical 3	Catastrophic 4
			IMPACT			

Risk No	Risk Description
1	Infrastructure cannot be supported by development from a viability point of view
2	Level of understanding of costs and phases affect the soundness of the Infrastructure element of the Plan
3	Infrastructure costs act as a deterrent to developers delivering sites in the Borough, affecting overall supply and meeting need

10 CLIMATE CHANGE

10.1 There are no Climate Change issues arising from this report.

11 CONSULTATION

11.1 The preparation of the IDP and IDS was informed by previous rounds of public and stakeholder consultation on the Melton Local Plan, together with a specific stakeholder workshop. Consultation with key stakeholders and infrastructure providers will continue as part of the Submission Draft Local Plan consultation.

11.2 The IDP and IDS will be part of the consultation under the Regulation 19 arrangements made for the Local Plan (Pre Submission stage) from November 2016 (please see item 3A of this agenda for details).

12 WARDS AFFECTED

12.1 All wards are affected.

Contact Officer J Worley, Head of Regulatory Services

Date: 12th October 2016

Appendices : Please refer to Appendix A13 of Item 3A : Local Plan Appendix 4, Draft Infrastructure Delivery Schedule

Background Papers: Melton Local Plan – Infrastructure Delivery Plan & Infrastructure Delivery Schedule.