

SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE

Report of: The South East Lincolnshire Joint Policy Unit Manager

To: South East Lincolnshire Joint Strategic Planning Committee –
5 April 2013

(Author: Brendan Gallagher, Lincolnshire County Council)

Subject: Infrastructure Delivery Plan (IDP) Baseline Report

Purpose: To make Members aware of the IDP Baseline Report

Recommendation:

That members consider the contents of this report and the appended IDP Baseline Report.

1.0 INTRODUCTION

- 1.1 A South East Lincolnshire Infrastructure Delivery Plan (IDP) will be required to satisfy the requirements of the National Planning Policy Framework in relation to supporting evidence for the Local Plan. The background section (below) provides information on the NPPF guidance. The attached Baseline Report is intended to both set out a baseline position for infrastructure and indicate where and when further infrastructure evidence will be collected.
- 1.2 The IDP will identify the physical, social and green infrastructure needed to support the delivery of the Local Plan over the plan period. The IDP focus is on supporting the identified developments in the Local Plan.
- 1.3 The IDP will need to at least explain how the Authorities will make decisions around section 106 agreements (planning obligations) and Community Infrastructure Levy (CIL) as well as the various other sources of infrastructure funding. Ideally the IDP will be the key document to inform those decisions.
- 1.4 This report highlights some of the issues mentioned in the attached IDP baseline document. The report also provides some notes on next steps, particularly the need for the Authorities to set out (through the IDP) a statement of intentions on infrastructure funding, including the relatively small level of funding that will be achieved through CIL and section 106.

2.0 BACKGROUND

- 2.1 The National Planning Policy Framework (NPPF) requires that local planning authorities set out 'strategic priorities' for the Local Plan area to deliver, amongst other matters, various types of infrastructure. In that section of the NPPF, the Government includes 'transport', 'health', 'landscape' and several other infrastructure types¹.

¹ Communities and Local Government (2012) National Planning Policy Framework, paragraph 156

- 2.2 Examples across the country demonstrate that inspectors are particularly interested in delivery strategies for “critical” infrastructure at Local Plan Examination in Public (EiP)². “Critical infrastructure” is necessary to deliver development (particularly in the next five years) identified in the plan. The IDP will need to provide clarity on who will provide critical infrastructure and how it relates to the planned rate of development.
- 2.3 The IDP can include infrastructure which might be described as desirable. However, it is essential for the Authorities to use the IDP to make some level of distinction between infrastructure which is and is not critical to the Local Plan. It is therefore necessary for the Authorities to consider infrastructure priorities, phasing and funding.
- 2.4 The IDP will inform the preparation of draft CIL charging schedules, should the Authorities decide to introduce CIL. The IDP would only form part of CIL evidence, alongside other evidence, such as an assessment of development viability.
- 3.0 **STRUCTURE AND CONTENT OF THE IDP BASELINE DOCUMENT**
- 3.1 The respective sections of the appended report consider physical, social and environmental infrastructure. The report also includes an introduction and background as well as conclusions (in respect of infrastructure) on the location of development and development viability.
- 3.2 The key issue to be resolved in respect of infrastructure seems to be transport in Spalding, with the likely solution to be the Spalding Western Relief Road. Clear statements will need to be included in the IDP on the specification, costs, phasing and funding of the project.
- 3.3 The potential to deliver a Boston Distributor Road is considered in the appended report, drawing on the latest Local Transport Plan and Transport Strategy for Boston. As noted at the appendix, (without detailed information on a specific route, potential transport benefits or estimated costs) the road remains an aspiration, with potential for future development to contribute to a ‘first phase’. There is no evidence to suggest the implementation of the road is critical to the Local Plan.
- 3.4 In addition, strategic flood defence/resilience will be considered as part of the IDP. Where clear proposals are put forward, it can be considered (in discussion with the joint committee) whether such items are critical to the Local Plan. Within the Local Plan evidence, some assumptions will need to be made in relation to site-specific flood resilience costs, most likely building on existing work undertaken for the Authorities (as noted on the attached).
- 3.5 Social and environment infrastructure will also be required throughout the two districts. A number of topics are highlighted on the attached where further assessment is necessary.

² The Planning Inspectorate (2009) Development Plan Documents: Learning from Experience

4.0 NEXT STEPS

- 4.1 The IDP action plan sets out actions in relation to some of the key infrastructure projects noted above, as well as other types of infrastructure.
- 4.2 Further drafts of the IDP will be presented to the joint committee as the Local Plan proceeds towards examination.

5.0 KEY POINTS AND POTENTIAL ISSUES

- 5.1 Infrastructure delivery planning has been a key issue at EiPs for a number of years. Recent local examples include the Grantham Area Action Plan. Officers in the three Authorities will continue to work closely on these issues and will need to engage Councillors of the joint committee and, where appropriate, parent authorities. The Authorities, with partners, will have to present evidence that demonstrates that 'critical' infrastructure (upon which the delivery of the Local Plan depends) will be funded at the time that it is necessary.

6.0 VIEWS OF THE HEAD OF BUILT ENVIRONMENT AND DEVELOPMENT, BOSTON BOROUGH COUNCIL AND THE PLANNING MANAGER, BRECKLAND COUNCIL AND SOUTH HOLLAND DISTRICT COUNCIL

- 6.1 The Head of Built Environment and Development at Boston Borough Council has indicated that he will offer his views at the meeting.
- 6.2 The Planning Manager for Breckland and South Holland Councils states:
'The preparation of an IDP to accompany the Local Plan is welcomed and necessary to satisfy the requirements in the NPPF. The early recognition of infrastructure critical to the delivery of sustainable growth in South Holland is supported and reflects the significant work already undertaken to analyse the issues around transport in Spalding. Further detailed discussions in the forthcoming months with transport, utility, health and education providers will be beneficial in clarifying strategic infrastructure costs and likely sources of funding. In this regard, the IDP will also form a crucial piece of evidence to underpin a future Community Infrastructure Levy (CIL). Any detailed comments on the content of the IDP report, to assist Members' deliberations, will be reported verbally at the meeting.'

7.0 VIEWS OF OTHER CONSULTEES

- 7.1 The Strategic Planning Manager, Lincolnshire County Council, has been consulted and has offered no comments.
- 7.2 The Monitoring Officer representative for Boston Borough Council and Lincolnshire County Council has been consulted and has offered no comments.
- 7.3 The Monitoring Officer for South Holland District Council has been consulted and has offered no comments.

- 7.4 The s151 Officer for Boston Borough Council has been consulted and has offered no comments.
- 7.5 The s151 Officer for Lincolnshire County Council has been consulted and has offered no comments.
- 7.6 The s151 Officer for Breckland and South Holland District Councils has been consulted and has offered no comments.

8.0 **OPTIONS**

- 8.1 That members consider the contents of this report and the appended document IDB Baseline Report. As this report is for information only, there are no alternative options.

9.0 **REASONS FOR RECOMMENDATION**

- 9.1 As set out above, an IDP will be required to support the Local Plan through examination. The appended baseline report provides a starting point for IDP preparation.

10.0 **EXPECTED BENEFITS AND TIMELINES**

- 10.1 The IDP Baseline Report will be published on the Joint Committee's website as a background paper to the Strategy and Policies Preferred Options consultation.

11.0 **IMPLICATIONS**

11.1 **Carbon Footprint & Environmental Issues**

- 11.1.1 It is the report author's opinion that there are no carbon footprint and environmental implications arising from the recommendation to this report.

11.2 **Constitution & Legal**

- 11.2.1 It is the report author's opinion that there are no legal implications arising from the recommendation to this report.

11.3 **Contracts**

- 11.3.1 It is the report author's opinion that there are no contract implications arising from the recommendation to this report.

11.4 **Crime and Disorder**

- 11.4.1 It is the report author's opinion that there are no crime and disorder implications arising from the recommendation to this report.

11.5 Equality and Diversity & Human Rights

11.5.1 It is the report author's opinion that there are no equality and diversity implications arising from the recommendation to this report.

11.6 Financial

11.6.1 A well-conceived IDP offers the potential to inform processes (CIL, section 106 and other) and to raise significant funds for a wide range of new infrastructure that will be needed to support development.

11.7 Risk Management

11.7.1 A lack of understanding of infrastructure funding (developer contributions and other sources) could lead to missed funding opportunities. However, unrealistic expectations about funding opportunities could serve to discourage development.

11.7.2 Without a clear demonstration of how infrastructure which is deemed critical to the successful delivery of new development is to be provided, there is a risk that the Inspector at the Local Plan examination may find our proposals 'unsound'. This could lead to significant delay and cost being incurred before the Joint Committee were finally in a position to adopt its proposals.

11.8 Staffing

11.8.1 It is the report author's opinion that there are no staffing implications arising from the recommendation to this report.

11.9 Stakeholders / Consultation

11.9.1 It is the report author's opinion that there are no stakeholder/consultation implications arising from the recommendation to this report.

12.0 WARDS/COMMUNITIES AFFECTED

12.1 All wards/communities in South East Lincolnshire are potentially affected by the IDP. However, it is considered that there is no significant impact and therefore it is not a key decision.

Background papers:- None

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Key Decision: No

Exempt Decision: No

Appendices attached to this report:

Appendix A - South East Lincolnshire Baseline Infrastructure Statement