

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	07 OCTOBER 2015	6

INFRASTRUCTURE DELIVERY PLAN (THE IDP)

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The production of an Infrastructure Delivery Plan (IDP) to accompany a Local Plan is a statutory requirement for the Local Planning Authority.

The Fylde Local Plan to 2032 contains policies to accommodate all of the growth identified in the borough within the strategic and non-strategic locations for development; including the distribution and phasing of development over the plan period. The plan includes the Council's Revised Preferred Option for allocating sites for housing, employment, mixed uses, commercial, retail, tourism, leisure and recreational development. Alongside all of the policies to accommodate the level of growth required, the Local Plan also includes development management policies such as the protection of the natural environment and heritage assets.

The IDP, which accompanies the Local Plan deals with **physical infrastructure** including transport, utilities, waste management, flood risk and coastal defence; **social (community) infrastructure** including education, health and social care, emergency services, neighbourhood and community facilities; and **green infrastructure**, required to accommodate all of the growth identified in the RPO version of the Local Plan. Appendix 1 of the IDP lists the infrastructure delivery agencies and Appendix 2 of the IDP sets out the infrastructure delivery schedule (the IDS). The IDS highlights uncertainties surrounding funding and delivery, and will therefore impact upon the amount, distribution and phasing of development in the Local Plan.

Infrastructure providers have been involved in the preparation of the draft IDP in order to ensure that all of the requisite infrastructure is in place to overcome existing shortfalls and to accommodate the level of growth proposed in the Local Plan. The comments of the infrastructure providers have been used to inform the preparation of both the IDP and the RPO version of the Local Plan. The technical assessments will be made available as part of the public consultation into the RPO version of the Local Plan and the IDP, which is planned to commence on 15 October 2015 for seven weeks.

RECOMMENDATIONS

1. Issue the draft Infrastructure Delivery Schedule alongside the Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015.
2. That delegated authority is given to the Head of Planning & Regeneration (following consultation with the Chairman and Vice Chairman of the Development Management Committee) to make typographical amendments to the text of the draft Infrastructure Delivery Plan (the IDP).

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	√

SUMMARY OF PREVIOUS DECISIONS

Cabinet 27 November 2013 – Local Plan Progress Report and Funded Budget Increase Request

Cabinet RESOLVED to agree to the revised resource plan detailed in appendix to the report and approve a budget increase in the sum of £105,000 (2013/14 £25,132 & 2014/15 £79,868) to be fully funded from estimated additional planning application fee income generated during 2013/14 in the sum of £85,000 and Neighbourhood Planning Grant in the sum of £20,000.

Portfolio Holder Decision 17 July 2014 – Preferred Options – Consultation Feedback

That the Portfolio Holder approves the content of the Responses Report, to assist in the development of the Revised Preferred Option of the Local Plan (Part 1) to 2030.

That the Portfolio Holder approves the Responses Report for publication on the Council's website.

Cabinet 26 November 2014 – Fylde Local Plan to 2030

Cabinet RESOLVED to approve Option 3 to prepare a Local Plan Part 1 and Part 2 combined, for Fylde covering a 15 year period from adoption on the grounds that it is the best value revised option and the complete plan is delivered sooner;

Cabinet RESOLVED to approve the resource plan for Option 3 as described at appendix 4 of the report in a total additional sum of £226,700 to be fully funded by a combination of estimated additional planning fee income and by virements from existing approved budgets;

Cabinet NOTED the revised re-phasing of expenditure as set out in appendix 4 to match the revised delivery timetable.

Development Management Committee 17 June 2015 – Revised Preferred Option version of the Local Plan to 2032 – members agreed the following five recommendations:

1. Issue the draft Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015, following consultations with the infrastructure providers regarding the quantum and distribution of development proposed in the draft plan; and the carrying out of the following technical assessments into the draft plan: Sustainability Appraisal, Habitats Regulations Assessment, Health Impact Assessment, Equalities Impact Assessment, Rural Proofing Assessment and a Viability Assessment.

2. Approve the draft policies in the housing chapter (Chapter 10: Provision of Homes in Fylde) for immediate use as 'Interim Housing Policies' for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning and that the existing Interim Housing Policy on the website be removed.
3. That the draft Masterplan Policy in Chapter 7 (Strategic Locations for Development) be approved with immediate effect for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
4. That delegated authority is given to the Head of Planning (in consultation with the Chairman and Vice Chairman of the Development Management Committee) to make any amendments to the text of the draft Local Plan, including typographical errors, together with the drafting of maps to accompany the Revised Preferred Option document.
5. That delegated authority is given to the Head of Planning for the preparation of a Policies Map, which will accompany the Revised Preferred Option version of the Fylde Local Plan to 2032. The Policies Map will include all of the sites allocated for development, together with areas of constraint including the Green Belt and nature conservation sites, and infrastructure projects.

Development Management Committee 16 September 2015 – Revised Preferred Option version of the Local Plan to 2032 – members agreed the following four recommendations:

RECOMMENDATIONS

1. To issue the draft Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015.
2. To authorise the Head of Planning (following consultation with the Chairman and Vice Chairman of the Development Management Committee) to make any further amendments to the text of the Revised Preferred Options version of the Local Plan, the draft Infrastructure Delivery Plan (the IDP) and the accompanying maps subject to relevant addendum sheets being issued to members.
3. To endorse the proposed approach to consultations detailed in the report.
4. That the proposed site allocations at Valentine's Kennels and land east of Wildings Lane be deleted from the Revised Preferred Option Document.

THE INFRASTRUCTURE DELIVERY PLAN (THE IDP)

1. A draft Infrastructure Delivery Plan for Fylde (IDP), incorporating an Infrastructure Delivery Schedule (IDS), has been prepared to accompany the RPO version of the Local Plan. The Plan and the IDP will run to 31 March 2032, to ensure a 15 year plan from the anticipated date of adoption in 2017.
2. The IDP identifies infrastructure projects which will assist in accommodating all of the growth (housing, employment and mixed use development) proposed in the RPO version of the Local Plan.
3. The IDP will seek to establish what additional infrastructure and service needs are required to support and accommodate the level of development and growth proposed in the Fylde Local Plan. Fylde Council is planning to provide land for the delivery of a minimum of **7,700 new homes** between 2011 and 2032, together with approximately **56.3 Ha** of employment land over the same period of time. The Local Plan identifies four **Strategic Locations for Development**: Lytham and St Annes; Fylde-Blackpool Periphery; Warton; and Kirkham and Wesham, which together will accommodate the majority of the planned new growth.
4. The draft IDP has been developed as a result of extensive dialogue with infrastructure and service providers. The IDP will help ensure that the additional infrastructure and services that are needed are identified and delivered in a timely, co-ordinated and sustainable way. It will be a mechanism

for improving delivery of facilities and services for the benefit of local communities and will provide a robust framework that will support bids for funding and assist decision making.

5. Infrastructure can take many forms – it can be defined in physical, green and community terms and is essential to support objectives of increased housing provision, economic growth, improving access and connectivity, mitigating climate change, and of creating thriving and sustainable communities. In addition to housing and job opportunities, supporting infrastructure including green energy, utility services, transport, schools, open space, community, health and leisure services, are all needed.
6. The draft IDP uses the term ‘infrastructure’ in its broadest sense to mean any service or facility that supports Fylde and its population. It includes, but is not restricted to the following:
 - **Transport:** highways, air travel, rail, trams, bus, cycling, pedestrian, coach parking and park and ride.
 - **Education:** nursery and pre-school, primary, secondary, further, higher, and adult education.
 - **Energy:** gas and electricity generation and provision.
 - **Water:** supply, wastewater and surface water drainage, flood defences and flood risk management.
 - **Information and communications technology:** telecommunications, broadband and cable television.
 - **Health:** hospitals, health centres/GP surgeries, dental practices, pharmacies and hospices.
 - **Green Infrastructure network:** open space, parks, children’s play areas, sports pitches and courts, country parks and accessible natural green space, allotments and burial facilities.
 - **Emergency services:** police, fire service, ambulance and HM coast guard.
 - **Community services:** libraries, community centres, youth services, social services, older peoples support, special needs and disability and places of worship.
 - **Affordable housing.**
 - **Culture and leisure:** museums and galleries, performance venues, sports and fitness centres.
 - **Public realm.**
 - **Waste management:** refuse collection and disposal, recycling.
7. While the term infrastructure is very broadly defined, this does not mean that the IDP seeks to cover in detail all of the above items. That would make the process unmanageable. The draft IDP seeks to give a broad overview of the way certain infrastructure is planned and the agencies involved in its delivery. It also looks in more detail at costs and likely funding mechanisms for some key items of infrastructure, in particular those that are critical to delivering the new Fylde Local Plan.
8. A Delivery Schedule of key infrastructure projects is included in Appendix 2 of the IDP. The key infrastructure projects are those required to accommodate the quantum and distribution of development that is being proposed in the Local Plan. The schedule highlights uncertainties surrounding funding and delivery, and will therefore impact upon the amount, distribution and phasing of development in the Local Plan.
9. Following the Development Management Committee meeting on 17 June 2015, infrastructure providers were asked to suggest amendments to the text of the IDP and the Revised Preferred Option version of the Local Plan and make comments on the IDS, checking that the details were accurate; adding the details of infrastructure projects that have not been included; filling-in any gaps wherever possible. At the same time, statutory consultees, including Natural England, Historic England and the Marine Management Organisation were contacted and asked to comment on the draft documents. The comments and changes proposed by the infrastructure providers and statutory consultees have been taken on board and the amended IDP is currently being subjected

to technical assessments, including a Sustainability Appraisal and Viability Assessment. The technical assessments will be made available for consultation as part of the the Local Plan and IDP consultation.

Community Infrastructure Levy (the CIL)

- 10.** The traditional mechanism for securing on-site provision of infrastructure to serve the needs of a particular development is a planning obligation negotiated under Section 106 of the Town and Country Planning Act, 1990. The Community Infrastructure Levy Regulations 2010 make significant changes to that position.
- 11.** The Delivery Schedule in Appendix 2 of the draft IDP schedule will inform the development of the council's 'Regulation 123 List' under the regulations.
- 12.** Where an authority has published a regulation 123 list, infrastructure projects or types of infrastructure included in the list are to be financed by a levy charged directly on chargeable development, rather than through section 106 agreements. Councils will no longer be able to require a section 106 agreement for infrastructure projects or types included on its regulation 123 list. Regardless of whether a council has published a regulation 123 list, the regulations also impose significant restrictions on the ability of authorities to pool infrastructure contributions made through section 106 agreements.
- 13.** The amount of the levy on particular developments will be determined through a formula related to the scale and type of the scheme. The monies must be spent on the local and sub-regional infrastructure set out in the regulation 123 list. CIL differs from previous Section 106 regimes in that:
 - 1) It will capture a much wider range of development thereby sharing the burden, whereas Section 106 had tended to focus mainly on larger schemes; and
 - 2) It breaks the direct link between the obligation and the development, so that infrastructure spending can be managed at a strategic level. Planning obligations through Section 106 agreements will still continue alongside CIL, but they will only be available for a restricted number of purposes.
- 14.** Whilst CIL is expected to provide significant additional monies for infrastructure, it will not replace existing mainstream funding. Core public funding will continue to bear the main burden and councils will need to utilise CIL alongside other funding streams to deliver infrastructure plans locally.
- 15.** At the meeting on 30 March 2015, the Full Council agreed to develop a CIL. Consultants have been commissioned to prepare a preliminary draft charging schedule, which will be subject to consultation and to an examination, similar to a public inquiry, prior to its adoption by the council as the charging schedule. The IDS in Appendix 2 of the IDP will be developed by the council to form a Regulation 123 list of infrastructure projects, in accordance with the CIL Regulations.

Monitoring and Updating the Infrastructure Delivery Plan

- 16.** The draft IDP is at the beginning of a process to integrate the capital investment programmes of various services, partner organisations and infrastructure and service providers with planning for new development. The baseline position within the IDP will allow Fylde Council to continue to prioritise spending and address funding gaps.
- 17.** The IDP has been produced as a working document which can be updated through active monitoring to inform service and spatial planning decisions. Progress on the delivery of infrastructure, to serve the planned levels of growth in the Local Plan, will be reviewed as part of ongoing monitoring and reporting mechanisms.

IMPLICATIONS	
Finance	The Council's approved Revenue Budget for 2015/16 contains provision for the resources required to ensure delivery of the Local Plan and the Infrastructure Delivery Plan in accordance with the decision made by Cabinet on 26 November 2014 and the delivery timescale contained therein. There are no additional finance resource implications arising from this report.
Legal	None
Community Safety	None
Human Rights and Equalities	A joint Health and Equalities Impact Assessment is currently being undertaken. The results of the assessment will be issued for consultation alongside the Revised Preferred Option version of the Local Plan and the Infrastructure Delivery Plan in Autumn 2015.
Sustainability and Environmental Impact	A Sustainability Appraisal is currently being undertaken which will be issued for consultation alongside the Revised Preferred Option version of the Local Plan and the Infrastructure Delivery Plan.
Health & Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
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LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Local Plan Evidence Base		http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/

Attached documents

1. The Draft Infrastructure Delivery Plan (IDP), September 2015.