
NEW LOCAL PLAN ISSUES AND OPTIONS DOCUMENT: INFRASTRUCTURE DELIVERY TOPIC PAPER 2017

1 PURPOSE OF REPORT

- 1.1 It is vital that new homes and jobs are supported by appropriate and necessary infrastructure to mitigate the potential impact on local communities. Infrastructure Delivery Plans (IDPs) are an important part of the evidence to support the development of local planning policy documents, and an IDP will accompany each iteration of the new Local Plan. This report provides an overview of the Infrastructure Delivery Topic Paper which has been prepared alongside the first regulation consultation stage of the new Local Plan; this being the Issues and Options Document.

2 SALIENT INFORMATION

- 2.1 As a local planning authority, the National Planning Policy Framework¹ (NPPF) requires us to engage with relevant bodies as part of the Duty to Co-operate to effectively plan for and deliver infrastructure alongside any development proposals; including local and strategic infrastructure². We also need to ensure that our plans are deliverable and viable which means that any financial or physical contributions required of developers should not threaten the viability and, therefore, the deliverability of a development.
- 2.2 The national Planning Practice Guidance (PPG)³ provides further guidance on how infrastructure should be considered in the plan-making process. The PPG makes clear that, whilst local planning authorities may be able to be definitive on what infrastructure is required to support a particular development, how it is likely to be funded and when it may be delivered in the first five years, beyond this less detail may be provided as requirements in the future are likely to be less certain⁴.
- 2.3 In 2017 the Government published two prominent consultations which will have an impact on the plan-making process; the Housing White Paper and Planning for the Right Homes in the Right Places. The outcome of these consultations will be fed into a further review of the NPPF, expected in early

¹ NPPF paragraphs 162, 173, 175 and 178-182 in particular:
www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

² The Duty to Co-operate was introduced by the Localism Act 2011; more detail on this is set out in the Duty to Co-operate Topic Paper 2017.

³ www.gov.uk/government/collections/planning-practice-guidance

⁴ Reference ID: 12-018-20140306

2018. Any changes to the NPPF will need to be factored into our review of our new Local Plan and accompanying IDP.

- 2.4 The Council has a complete adopted Local Development Plan consisting of seven development plan documents which are now in the process of being reviewed. As a result, the Infrastructure Delivery Topic Paper 2017 sets out the following:-
- a) the baseline infrastructure delivery position in relation to current strategic site allocations in the adopted Local Development Plan, which have - or are now - being delivered as of 17 October 2017. These strategic site allocations for new homes and jobs will continue to be delivered over the next five to ten years and will be assessed against the adopted Local Development Plan, until it is superseded and replaced by the new Local Plan; and
 - b) who the key infrastructure and service providers are, and how we intend to engage with them as we progress the new Local Plan and develop the IDP to support it.
- 2.5 The Topic Paper also identifies the range of evidence that will be drawn upon to inform the preparation of the IDP as the new Local Plan progresses.

3 RISK IMPLICATIONS

- 3.1 The Duty to Co-operate is an important legal test which needs to be demonstrated throughout the plan-making process, including for local and strategic infrastructure planning and delivery. The Topic Paper will assist interested parties in understanding infrastructure delivery to date, who will be engaged throughout the preparation of the new Local Plan, and how infrastructure may be funded.

4 RESOURCE IMPLICATIONS

- 4.1 The Council is required to discharge its responsibilities under the Duty to Co-operate throughout the plan-making process. This includes the need to effectively plan for infrastructure to support any development proposals. The preparation of the IDP to support the new Local Plan will be met from investments in the existing budget provision.

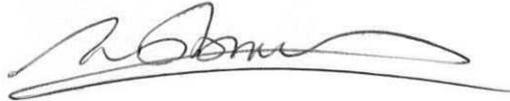
5 LEGAL IMPLICATIONS

- 5.1 The Localism Act 2011 requires Rochford District Council to co-operate and work with other prescribed bodies as part of the Duty to Co-operate on strategic cross-boundary issues which includes, amongst other matters, infrastructure provision and delivery

6 RECOMMENDATION

6.1 It is proposed that the Sub-Committee **RESOLVES**

That the Infrastructure Delivery Topic Paper 2017, as attached at Appendix A, be noted as evidence and published on the Council's website.



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Background Papers:-

None.

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