



Charnwood Local Plan 2011 to 2028

Core Strategy

Adopted 9th November 2015



Chapter 11: Infrastructure and Delivery

- 11.1** We expect all of our communities to benefit from a wide range of infrastructure, at the right time and in the right place. We want developments to create places that residents can be proud of.
- 11.2** Delivering new homes and jobs will not be possible without also improving our transport system and delivering schools, parks and open spaces, and utilities like gas, water and electricity. Access to green infrastructure, recreation opportunities and services will all contribute to the well being and health of our communities.
- 11.3** We will coordinate and plan the delivery of this infrastructure to achieve our Vision. We recognise the leadership role we must play and will work closely with our public and private sector partners to maximise funding opportunities.
- 11.4** A significant proportion of our new homes and jobs will be developed as sustainable urban extensions which are large enough to support new businesses, schools, shops and community facilities where they can have the most beneficial impact. These developments will include essential investment in new roads and support for new sustainable transport measures to connect the new community with people, jobs and services in existing urban areas. We will also see a significant investment in new schools and the provision and maintenance of open space as part of a sustainable well designed community.
- 11.5** Our plans for economic growth, particularly the Loughborough Science and Enterprise Park and our other regeneration priorities, will also require a concerted effort to deliver.

Developability

- 11.6** We are working closely with the parties that will deliver our major proposals. All our strategic proposals are being positively promoted by developers or landowners. In addition to ongoing consultation and engagement with interested stakeholders, we have established masterplanning and delivery arrangements for our major urban extensions, the Loughborough Science and Enterprise Park and our regeneration projects.
- 11.7** Whilst this is complex, we have worked with our partners to make the design and delivery process as transparent as it can be. This approach has helped us to understand the infrastructure required to make these developments work and the private sector's role in the delivery of housing and jobs. We also recognise there will be a role for the public sector as a 'ringmaster' for some elements of infrastructure delivery.

Viability

- 11.8** We have prepared evidence to help us to understand the housing market, including the Leicester Principal Urban Area. We have also undertaken detailed viability assessments

of our strategic sites and affordable housing policies. The assessments show our strategy is financially viable even under current market conditions. However, we will continue to review these processes as part of our development management approach, particularly as we move through the delivery phases of strategic development sites. We will continue to take a realistic, long-term view in partnership with developers, landowners and our communities.

Partnership approach

- 11.9** We have also worked with a range of public and private partners, including infrastructure providers and delivery agencies, to prepare our Infrastructure Delivery Plan. The Infrastructure Delivery Plan identifies where additional infrastructure is needed to support growth and meet the needs of our community. The Infrastructure Delivery Plan sets out how much we think it will cost to deliver the infrastructure that is required and where the money will come from. Our Infrastructure Delivery Plan recognises the ability to fund infrastructure through a variety of processes.
- 11.10** We expect our partners to agree a core suite of infrastructure contributions and regular review processes. We will review these agreements as conditions change and phases of development progress. The Infrastructure Schedule at Appendix 2 gives an indication of infrastructure requirements and costs. The Schedule is an extract from the Infrastructure Delivery Plan at the time of preparing this Core Strategy. We will keep under review the assessment of essential infrastructure requirements and costs with our partners throughout the plan period to inform the implementation of Policy CS24. We recognise the challenging nature of development at this time, and will establish a local infrastructure delivery group to co-ordinate the assortment of infrastructure investment available over the life time of the Plan.

Delivery

- 11.11** Playing a lead role in partnership working is central to our approach to delivery. For our major developments we expect to see planning performance agreements that add value and promote partnership working. We expect these agreements to reflect the need to deliver development in support of our housing trajectory. We also expect them to set out the basis for a shared understanding of development phasing and infrastructure timing with a regular review process.
- 11.12** For each major development we will continue our governance arrangements, established through masterplanning and planning performance agreements, beyond the point planning permission is granted. We expect to receive planning applications for our major proposals to achieve our housing trajectory. The masterplans prepared to support these applications will identify phasing, infrastructure requirements and the parameters we will expect longer term phases to be developed within. As the local planning authority we will integrate our processes to best manage this as effectively as possible. We intend to provide the best conditions for delivery.

- 11.13** Our Charnwood Infrastructure Delivery Group will ensure stakeholder engagement in infrastructure prioritisation, coordination and delivery. The Infrastructure Delivery Group will receive information on the phasing of developments to help them understand our partners' intentions with regard to the delivery of homes and infrastructure.

Funding

- 11.14** We will take the necessary steps to mitigate the impact of development through planning obligations secured by legal agreements prepared under Section 106 of the Town and Country Planning Act 1990, Section 278 of the Highways Act 1980 and the Community Infrastructure Levy. We will also work with our partners, including Leicestershire County Council and Highways England, to address the impacts of development on the highway network.
- 11.15** We will work with our local authority partners in Leicestershire to prepare a common evidence base and assess the potential for a Community Infrastructure Levy Charging Schedule. We will consider implementing the Levy, subject to viability testing and consultation. We will also have access to other funding, such as the New Homes Bonus and Business Rate Retention, and will bid for other sub-regional, regional and national infrastructure funds as they become available. The decisions we take on infrastructure timing and delivery will need to have regard to the availability of money through these mechanisms and initiatives.
- 11.16** Whilst we will play a strong role in funding infrastructure through our capital asset management and budget processes we cannot achieve our Vision by ourselves. We expect our public and private sector partners to take direct action and work in partnership with us. We will expect to see other bodies programme their funding to help make growth happen appropriately in Charnwood.
- 11.17** Our Infrastructure Delivery Plan will form the basis of our dialogue with our partners through the Charnwood Infrastructure Delivery Group. We will monitor and manage its content through that Group, in direct partnership with other delivery agencies on a regular basis and publish a statement of progress towards delivering it in our Annual Monitoring Report.

Delivery Mechanisms

- 11.18** Infrastructure design, procurement and land assembly will be the responsibility of those best placed to deliver. In the majority of cases this is likely to be the private sector.
- 11.19** However, we will encourage promoters to also consider other forms of delivery, including community involvement and community ownership. We will expect promoters to demonstrate to our community how they propose to manage and engage on these matters.

- 11.20** There will also be occasions where we and our partners, including Leicestershire County Council and other Agencies, will need to consider the use of powers and resources to support delivery.
- 11.21** We also recognise the role our community can play in these matters. We will support the preparation of Neighbourhood Plans and will encourage those parties leading on them to consider the local infrastructure that is necessary for them to realise their ambitions.

Policy CS 24

Delivering Infrastructure

By 2028 there will be significant progress towards the delivery of essential infrastructure set out in our Infrastructure Delivery Plan and the direct, local impacts of developments on existing infrastructure and our community will have been reasonably managed and mitigated.

We will do this by:

- **ensuring that development contributes to the reasonable costs of on site, and where appropriate off site, infrastructure, arising from the proposal through the use of Section 106 and Section 278 Agreements;**
- **giving consideration to the implementation of a Community Infrastructure Levy;**
- **entering into planning performance agreements with promoters on all our major proposals with 3 year review processes to consider viability and infrastructure delivery;**
- **expecting all promoters of major developments to enter with us into an open book viability appraisal;**
- **relating the type, amount and timing of infrastructure to the scale of development, viability and the impact it has on the site and surrounding area;**
- **working in partnership through our Charnwood Infrastructure Delivery Group to coordinate public sector funding and manage delivery;**
- **monitoring and reviewing the implementation of our Infrastructure Delivery Plan on an annual basis to influence investment programmes and decisions; and**
- **monitoring and reviewing the implementation of our Neighbourhood Plans on an annual basis to influence local infrastructure programmes and decisions.**

Sustainable Development

- 11.22** This Strategy sets out our framework for achieving sustainable development within Charnwood. Our Strategy is based upon and reflects the presumption in favour of sustainable development. In considering development proposals against this Strategy