

Guidance for Site-Specific Infrastructure Delivery Statements December 2016

Introduction

The Council adopted the Local Plan Housing Statement (LPHS) (www.havant.gov.uk/localplan) on 7th December 2016.

Under Guiding Principle 4 all housing proposals on sites outside of the urban area¹ including sites identified by Table 2 of the LPHS will be expected to be accompanied by a comprehensive Infrastructure Delivery Statement. Infrastructure Delivery Statements are required for the Council to consider the principle of residential development favourably on those sites where there is justification to make a departure from Policies CS17 and AL2 of the Adopted Local Plan.

The submission of the Infrastructure Delivery Statement would be expected when a planning application is submitted, and strongly encouraged when pre-application advice is requested or when a Development Consultation Forum takes place. It is expected that this will be an iterative process and that revisions will be necessary as sites move through the planning process.

The purpose of this interim guidance and template is to support applicants and set out expectations for the preparation of Infrastructure Delivery Statements. It is envisaged this template will be updated as the Havant Borough Local Plan 2036 (HBLP 2036), and the evidence base that supports it progresses.

Extract from the Local Plan Housing Statement:

Guiding Principle 4

The principle of residential development on Table 2 sites will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough. This material consideration means that there is sufficient weight to justify a departure from Policies CS17 and AL2. Proposals coming forward for Table 2 sites will be expected to continue to meet the remaining requirements of the Adopted Local Plan. Such sites will only be agreed in principle if accompanied by an Infrastructure Delivery Statement, produced

¹ As defined by Policies CS17 and AL2.

as agreed by and in collaboration with the Local Planning Authority.

Two housing development sites on Hayling Island are considered to have uncertain potential for development. The strategic infrastructure constraints facing this part of the Borough mean that the suitability of these sites will be fully explored through the comprehensive Local Plan Infrastructure Delivery Statement that will be part of the Havant Borough Local Plan 2036. This will highlight constraints at a site-specific level together with strategic infrastructure issues on Hayling Island and whether there is scope to mitigate these constraints and issues.

Three other sites (UE02a, UE54 and UE75) were also suggested through the consultation. The suitability of these sites will be fully explored through the preparation of the Havant Borough Local Plan 2036.

Development proposals on any sites not in the urban area (as identified by Policies CS17 and AL2) and not identified in Table 2 of the Local Plan Housing Statement will be resisted. This is due to the presence of site constraints which mean the adverse impacts of development would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework as a whole. If any such proposals are submitted as a planning application they should be accompanied by an Infrastructure Delivery Statement (in accordance with the requirements of the LPA) to demonstrate how the impact of development would be completely mitigated.

Development proposals on the strategic site will be considered in accordance with Guiding Principle 5.

Paragraphs 3.19-20 of the LPHS reiterate that any application for residential development on the sites identified in Table 2 or any other housing sites outside of the urban area must be accompanied by an Infrastructure Delivery Statement. The principle of such a site will only be considered to be acceptable if the Infrastructure Delivery Statement identifies proposals which fully mitigate the impact of the development in question on the Borough's infrastructure network, with reference to other programmes or projects which will be delivered by infrastructure and service providers as appropriate.

To ensure that residential development on such sites is sustainable; sites will also be expected to make provision for infrastructure through payment of the Community Infrastructure Levy (CIL). CIL is collected on a borough-wide basis. Spending is allocated through an annual bidding process in accordance with the CIL Funding Decision Protocol further details of which can be found on the Council's website². The Council will also continue to secure on-site and off-site infrastructure through legal agreements in accordance with the relevant tests set out by national guidance³ and Section 122 of the Community Infrastructure Levy Regulations (as amended).

The Council's starting point is that applicants for any site not formally allocated in the Adopted Local Plan will have engaged thoroughly and extensively with the Council's

² www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy

³ National Planning Practice Guidance - Reference ID: 23b-004-20150326.

pre-application advice service⁴, including the presentation of the site and development scheme at a Development Consultation Forum⁵. Pre-application public consultation will also be expected. The preparation of Infrastructure Delivery Statements will be integral to this process, and should be produced in collaboration with the Local Planning Authority, its partners and infrastructure providers.

The Council acknowledges that sites in the LPHS will be at different stages in the planning process. In cases where development proposals may have reached a relatively advanced stage but have not yet been formally submitted, the Council will have reasonable expectations to the amount of engagement/consultation with infrastructure and service providers that have taken place at pre-application stage.

It is essential that infrastructure must be provided alongside new homes to support the sustainable development of the Borough's communities. At the very least, Infrastructure Delivery Statements should be informed by pre-application advice from officers and public consultation. Further guidance and a suggested format of Infrastructure Delivery Statements are set out in detail below.

Guidance

The Council expects Infrastructure Delivery Statements to evolve and develop throughout the planning application process, and be proportionate to the stage in which the development proposals have reached. For example, the submission of a full detailed planning application will be expected to have been through the full rigorous process to fully identify and assess the infrastructure impacts of the development in question. Applicants are strongly encouraged to engage with infrastructure providers at an early stage in the development process in order to identify the known constraints and develop deliverable solutions.

Infrastructure Delivery Statements should demonstrate that applicants and agents have undertaken meaningful and genuine engagement with Council Officers and infrastructure providers. This should include accompanying evidence to verify statements made within the main body of the report where appropriate i.e. where no capacity issue has been identified. For the avoidance of doubt, it will not be acceptable for applicants and agents to expedite the preparation of Infrastructure Delivery Statements for the purposes of validation when submitting a planning application.

As set out above, Infrastructure Delivery Statements should be produced collaboratively in discussion with the Council's Planning Policy Team and the Planning Case Officer, as well as infrastructure and service providers to ensure a holistic and comprehensive assessment of site specific, as well as area specific

⁴ <http://www.havant.gov.uk/planning-and-environment/planning-services/pre-application-advice-and-charges>

⁵ <http://www.havant.gov.uk/planning-and-environment/planning-services/view-planning-applications-and-planning-decisions/development-consultation-forums>

infrastructure issues. The Council therefore expects applicants/developers work to work in partnership with the Local Planning Authority and infrastructure and service providers to identify how and when infrastructure improvements/upgrading will be delivered. The collaborative approach will enable the Infrastructure Delivery Statements to focus on solutions to identified infrastructure capacity issues. The information regarding solutions should be specific, detailed and the solutions costed.

It is acknowledged the size and scale of development proposals on sites included in Table 2 will vary considerably – the level of detail included within Infrastructure Delivery Statements should be commensurate with the scale of development proposed. The [summary of responses](#) to the Draft LHPS consultation may form a useful starting point in scoping and identify key infrastructure issues. However, applicants should refer back to the original submissions from infrastructure and service providers to fully understand the matters raised and directly enter into further discussions with that particular stakeholder.

Consultation on the Draft LPHS highlighted that local residents on Hayling Island are particularly concerned in relation to the overriding infrastructure constraints on Hayling Island suggesting that significant investment in infrastructure is required before further residential development can be considered to be sustainable. Through the LPHS, the Council has determined that sites on Hayling Island are not appropriate for 'early release' at this stage, and that these wider strategic infrastructure issues should be fully explored through the Local Plan. The Council does however, acknowledge that speculative development proposals may submitted in advance of the HBLP 2036. Any development scheme will need to comprehensively consider the wider infrastructure issues which exist on Hayling Island, and applicants and their agents should enter into early pre-application discussions with the Council accordingly. Further information about this is set out in the Local Plan Housing Statement (sections 3.23-3.25 in particular).

Suggested Template

Purpose

Infrastructure Delivery Statements should briefly set out their purpose in the context of the LPHS, and how development and infrastructure requirements have been considered in the formulation of development proposals.

Scope

Infrastructure Delivery Statements should set out the applicant's approach to scoping infrastructure and other requirements, including the level and type of engagement undertaken at pre-application stage. This should include examination of matters raised in consultation with key infrastructure and service providers through pre-application discussions, pre-application public consultation, and the representations to the Draft LPHS may also form a useful starting point.

Any limitations or difficulties that were encountered in contact with infrastructure providers and services should be clearly identified in the methodology for the statement.

The following prompts are provided to assist in scoping the type of infrastructure provision at an 'locally specific' and 'site specific' level are provided:

- What issues relating to infrastructure capacity and/or provision have been identified in relation to the subject site at a local level?
- What issues relating to infrastructure capacity and/or provision have been identified in relation to the subject site at a borough-wide/area level?
- Who highlighted these issues in relation to the subject site?

Whilst the below 'Assessment' template provides a list of suggested infrastructure types which should be considered as part of Infrastructure Delivery Statements, this list is not exhaustive. The scope of infrastructure to be considered for any one site should be agreed in discussion and collaboration with the Council at pre-application stage.

Statements should address how the applicant/developer has sought to address the infrastructure issues identified, and how it has sought to identify solutions by working in partnership with the Council, infrastructure providers and other stakeholders. It should specifically set out how the development proposal will respond to any infrastructure constraints and issues, including any design changes as a result of pre-application discussions and engagement.

Assessment

The following table is provided as a suggested template/approach to enable applicants to demonstrate that a comprehensive assessment of infrastructure has been undertaken:

Infrastructure Provision	Summary of area/site specific issues	What discussions/actions have taken place as a result?	What projects/programmes are already in place to serve the development?	What infrastructure is required to facilitate the development, what is the cost of this and who is going to fund and provide it?
Transport/Highways	This should draw upon any area or site specific issues identified by the local community at scoping stage.	Outline of the consultation and engagement with local infrastructure and service providers as part of the pre-application in relation to this type of infrastructure provision. What did this process reveal and what action(s) will be undertaken as a result? e.g. design changes, mitigation through S106.	Provide details of projects or programmes which will deliver infrastructure already planned by infrastructure providers, including details of what will be delivered and when, with reference to the delivery and phasing of the development (as appropriate).	Identify what infrastructure upgrading/improvements should be provided as part of the development, the cost of the infrastructure scheme and how it will be delivered through the development. Will the mitigation fully address the impact on infrastructure provision? If not, can it transparently be shown why this is not possible?
Education and Early Years				
Flood risk and Drainage				
Healthcare				
Open Space				
Community and Leisure Facilities				
Utilities				

Mitigation

Statements should set out how developments will address infrastructure issues which are specific to the locality of the site and site specific constraints. This section should outline the measures which will be delivered by the proposals in order to mitigate the impacts of the development identified at the scoping stage.

Ideally by the time development proposals are submitted for formal consideration by the local planning authority, any requisite mitigation to address any gaps in infrastructure provision should have been clearly identified by the applicant/developer, including details of responsibility for delivery and anticipated funding and phasing.

CIL

As set out above, the housing sites will continue to be expected to contribute towards Borough-wide infrastructure through payment of CIL. Statements should indicate where the development is liable for CIL, and illustrate its likely contribution towards investment infrastructure at a Borough-wide level. The CIL calculator can be found on the Council's [website](#).

Contingency

Where it can be transparently demonstrated the developer cannot fully mitigate the impact of the development on the Borough's infrastructure network, the Infrastructure Delivery Statement should set out what possible contingency arrangements and/or alternative strategies are already or could be put in place.

Monitoring

Where it is appropriate to expect the developer to directly provide or make a contribution towards the provision of upgrading/improvements to infrastructure provision, Infrastructure Delivery Statements should explain the likely triggers in terms of its delivery, including phasing for larger sites. This should include an indication of the likely triggers to be included as part of any Section 106 agreement.