

Subject:	Infrastructure Delivery Plan (Annex City Plan Part One) Update		
Date of Meeting:	22 June 2017		
Report of:	Executive Director - Economy Environment & Culture		
Contact Officer:	Name:	Debra May, Principal Planning Officer (s106)	Tel: 01273 292295
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Ward(s) affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 The Infrastructure Delivery Plan (IDP) identifies the social, physical and environmental infrastructure required in the city to 2030. It is an accompanying Annex to the adopted City Plan Part One and helps to support and deliver key objectives and policies in the Plan.
- 1.2 The IDP is an evolving document, infrastructure needs change, and is subject to review and requires regular updating.

2. RECOMMENDATIONS:

That the Committee:

- 2.1 Agrees the updated Infrastructure Delivery Plan (IDP) as an annexe to the City Plan Part One, attached in Appendix A subject to any minor grammatical or editorial alterations that may be made by the Executive Director of EEC in agreement with the Chair of Tourism Development and Culture Committee.

3. CONTEXT/ BACKGROUND INFORMATION

3.1 Policy framework

The National Planning Policy Framework (NPPF:paragraph 156) requires local planning authorities to demonstrate that development plan policies are deliverable. In terms of infrastructure provision an IDP forms an important part of the evidence base underpinning the delivery of the City Plan.

- 3.2 The purpose of an IDP is to set out the infrastructure required to support delivery of development and key policies and objectives of the City Plan. It also assists with enabling the council to identify possible mechanisms to support and deliver the infrastructure required. The IDP will be subject to regular review and update as part of an on-going process to identify and assist with the delivery of a wide range of infrastructure over time.

3.3 Aims of IDP

Infrastructure is required to ensure that future development in the city is accompanied by appropriate services and facilities. The Brighton & Hove IDP sets out the main social, physical and environmental infrastructure requirements in response to strategic aims and development proposals coming forward during the life of the City Plan.

3.4 The IDP sets out what is required for the future, where and when it is needed, who is responsible for its provision and how it will be funded. Prioritisation of infrastructure has also been assessed and identified in three broad categories:

- **Essential Infrastructure** – to assist with the provision and/or delivery of strategic objective projects;
- **Important** – provision necessary to support development in a sustainable and timely manner: and
- **Desirable** Infrastructure – projects that are aspirational and unlikely to prevent development in the short to medium term.

3.5 Infrastructure and services are provided by many different organisations and the IDP includes not only infrastructure schemes to be provided by the council but other responsible public and private service partners. Some infrastructure will be secured through developer contributions during the planning application process. Other infrastructure will also be delivered directly through external services providers and partners.

3.6 **IDP update** - The IDP has been updated to based on the current information and costs available for assessing infrastructure requirements. These have been identified by the council and other external partners in order to support new development throughout the City Plan period. The main updates include:

- Air Quality – improving pollution levels and pressures arising from new development with mitigation through on site measures or Management Plans, equipment, data collection and other monitoring measures where appropriate.
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- Biosphere priorities: Nature Conservation and Development informed by Supplementary Planning Guidance (SPD) 11, further emphasis on Green Network for protection, enhancement and connectivity between development areas through to South Downs National Park (SDNP) and Sustainable Urban Drainage Systems (SuDS) for flood risk management for key development sites across the city including feasibility study commissioned for Biosphere Programme.
- Energy - capacity needs for development are currently being assessed which includes provision for electrical power, gas, and heat and power networks. Renewable energy will make an increasing contribution to energy supply in future. All will require upgrades in the future with sufficient network capacity for timely connections to new developments.
- Transport – likely need for additional infrastructure provision or junction upgrade to mitigate impacts resulting from increased housing development in the western urban fringe of the city.
- Water - necessary protection of water resources and appropriate and timely connectively are further emphasised or locally significant improvements

upgrading necessary infrastructure including connectivity to sewage networks will be required.

- Amalgamation of the 2013 IDP and the 2014 update to the IDP (prepared following the incorporation of urban fringe sites).
- General updates which includes inclusion of new infrastructure and removal of public sector infrastructure that is no longer funded.

3.7 Whilst the IDP has been updated it is an evolving document requiring review and monitoring over time requiring additional information to be added on timing, delivery mechanisms and costs and is a useful mechanism through which co-operation between providers can be achieved.

3.8 IDP and the Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a non-mandatory charge mechanism for developer contributions that can contribute towards infrastructure needed to support development. The Government is currently considering recommendations to replace CIL with a Local Infrastructure Tariff (a lower level charge) and a decision is expected to be announced in the Autumn Statement. For any future CIL (or LIT), the IDP will assist in the preparation of a preliminary draft charging schedule and help identify infrastructure priorities to be funded by the levy.

3.9 In terms of the charging schedule, the IDP will show where there may be a funding gap between what CIL, together with other developer contributions and funding streams, can realistically provide and the total costs of identified infrastructure in the IDP. It is important that infrastructure intended to be funded through CIL (or LIT) is identified as a priority in the IDP and is contained in the Council's statutory list of infrastructure intended to be, or may be, wholly or partly funded by CIL.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 National policy and guidance (the National Planning Policy Framework and the Planning Practice Guidance) require local planning authorities to assess and set out their infrastructure needs. The City's infrastructure requirements are set out in the Infrastructure Delivery Plan (IDP) which is an important document underpinning the delivery of objectives in the the City Plan.

5. COMMUNITY ENGAGEMENT & CONSULTATION

5.1 The City Plan Part One was adopted March 2016 following the outcome of the Inspector's Examination into the Plan. The City Plan was subject to extensive consultations over a number of years.

5.2 Further consultation and engagement has been undertaken with infrastructure and service providers enabling the update of the IDP.

6. CONCLUSION

- 6.1 The recommendation is to agree the update to the IDP and thus identify up to date information to assist with delivery of city-wide infrastructure and a future CIL (or LIT).

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The cost of officer time, production of documents and consultation associated with the recommendations in this report are funded from existing revenue budgets within the Planning service. The financial implications of the delivery of the infrastructure requirements outlined in Appendix A Infrastructure Delivery Plan (IDP) will be included in future committee reports. Each scheme should be separately reported to Policy, Resources & Growth Committee for inclusion in the capital programme with details of the costs and sources of financing.

Finance Officer Consulted: Gemma Jackson

Date: 12/05/17

Legal Implications:

- 7.2 Policy CP7 of the City Plan Part One provides for the preparation and implementation of an Infrastructure Delivery Plan which will be regularly updated and which will set out the infrastructure to be provided in the city. As noted in the report, the IDP supports objectives in the City Plan, the policies of which are material planning considerations in the determination of planning applications. Should the Council become a charging authority for the purposes of the Community Infrastructure Levy it will need to draw on its infrastructure requirements' evidence in order to draft its list, under Regulation 123 of the Community Infrastructure Levy Regulations 2010, of infrastructure that may be funded by the levy.

Lawyer Consulted:

Name Hilary Woodward

Date: 8/5/17

Equalities Implications:

- 7.3 Maintaining and up to date IDP helps demonstrate the delivery of the City Plan and assists the council and its partners in achieving the timely and effective delivery of infrastructure for future needs of all residents and visitors in the city.

Sustainability Implications:

- 7.4 Sustainable development is a key priority to the council and in assisting the successful implementation of the City Plan this involves an IDP to enable co-ordinated action for the timely and effective delivery of sustainable physical, social, and environmental infrastructure.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix 1 – Other significant implications
2. Appendix A Infrastructure Delivery Plan

Documents in Members' Rooms

None

Background Documents

1. City Plan Part One

Crime & Disorder Implications:

- 1.1 The IDP can identify appropriate mitigation measures for security and safety including designing out crime in development areas

Risk and Opportunity Management Implications:

- 1.2 None identified

Public Health Implications:

- 1.3 The IDP will identify health services provision being delivered strategically or needs that may arise from development areas to improve the health and wellbeing of our communities.

Corporate / Citywide Implications:

- 1.4 The aim of the IDP is to identify key physical, environmental and community infrastructure to support development in the delivery of the City Plan that's support and inform other strategies and key priorities for the city as a whole.