

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

6 OCTOBER 2010

DRAFT LDF INFRASTRUCTURE STUDY

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

[CAB 2040](#) – Local Development Framework Update – 22 July 2010

[CAB 1983](#) – Core Strategy Preferred Option – Feedback on Consultation (Chapters 7-16)

EXECUTIVE SUMMARY:

The draft Infrastructure Study sets out in broad terms the range of social and physical infrastructure that may be required to support development proposals contained within the Core Strategy of the emerging Winchester District Local Development Framework (LDF). The Study considers the development proposals contained in the Preferred Option version of the Core Strategy, but acknowledges that some of these are under review following the revocation of the South East Plan. It does not cover the South Hampshire Strategic Development Areas in detail as these are subject to their own delivery studies and Eastleigh Borough Council has resolved not to progress the Hedge End SDA through its LDF.

Once completed, the Study will form part of the evidence base for the LDF. While it is not a statutory requirement to consult on documents within the evidence base, it is recommended that a wider consultation does take place to allow communities and service providers to add evidenced local infrastructure information where there are gaps in the information.

RECOMMENDATION:

- 1 That the draft Infrastructure Study is published for consultation to coincide with the proposed 'Blueprint' public participation exercise.
- 2 That authority be delegated to the Head of Strategic Planning to make minor factual and editorial changes to the Study, with any significant changes being agreed in consultation with the Portfolio Holder for Winchester and Surrounds and the Portfolio Holder for the Rural Areas and Market Towns.

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DETAIL:

1 Introduction

- 1.1 The Infrastructure Study will form part of the evidence base for the LDF and will be important for the wider delivery strategy. The Study sets out in broad terms the range of social and physical infrastructure that may be required to support development proposals contained within the Core Strategy of the emerging Winchester District Local Development Framework (LDF). It considers the strategic allocations proposed in the Preferred Option of the Core Strategy but acknowledges that some of these are under review following the revocation of the South East Plan. It does not address the infrastructure needs of the South Hampshire Strategic Development Areas in detail.
- 1.2 The Study provides a summary of current and future infrastructure requirements using information supplied by infrastructure providers during research carried out between July and September 2010. It also sets out the estimated delivery of infrastructure needed for the proposed Strategic Allocations using information provided by the agents/developers promoting the sites.
- 1.3 The need to provide the necessary social and physical infrastructure identified in this study in a timely manner will inform the process of determining the District's development requirements, in order that where development is permitted it is supported by the delivery of the necessary infrastructure. The Study therefore warrants consultation, particularly with infrastructure/service providers, as it may have links with Section 106 Agreements and Community Infrastructure Levy Charging Schedules which will be instrumental in informing future development decisions.
- 1.4 It will also provide evidence to support discussions with the local community and service providers through the 'Blueprint' consultation exercise to identify what social and physical infrastructure the district may require over the next 15 years. The consultation on the Study will allow for additional information which arises from these discussions to be included in the final Study.

2 What the Study includes/excludes

- 2.1 The Study collates the plans and proposals of relevant organisations and service providers which have a bearing on the social and physical infrastructure across the district. It also uses information provided directly by service providers and, for the proposed Strategic Allocations, by the agents/developers promoting the sites.
- 2.2 Information on Barton Farm and Bushfield Camp has been included in the Study's appendix as these sites were originally included as Strategic Development Areas, but are now being reviewed following the revocation of the former South East Plan. This information is included as a guide on the type of facilities and services that may need to be provided if these or other major developments are proposed around Winchester Town in future.
- 2.3 The information included in the Study is not exhaustive and much of the information is given on a wider area scale. However, it is expected that more information will come through the 'Blueprint' consultation, especially relating to more localised issues.
- 2.4 The areas covered by the Study include:-
- Transport covering Strategic and Local Road Networks, Parking, Public Transport, and Footpaths/Bridleways and Cycle Tracks.
 - Green Infrastructure, Sports, Open Space and natural green space
 - Housing - Affordable Housing including extra care housing
 - Education provision covering from nursery to higher and further education
 - Health facilities and social services including primary and acute care
 - Social Infrastructure including creative industries, arts and culture including community halls
 - Emergency Services - Police Service, Ambulance Service
 - Utilities Services - Gas and Electricity Provision, Communications, Waste and Resource Management, Water Management - Fresh Water Abstraction and Foul Water Discharge, Flood defences, Renewable Energy

3 Summary of Study Findings

- 3.1 The Study demonstrates that there are a number of geographic areas where current infrastructure provision is deficient, and further development will worsen the situation unless the appropriate infrastructure is put in place at an early stage of the development process.
- 3.2 Although it may be expected that economic conditions will move through more than one economic cycle over the next 15 years, infrastructure provision will

prove particularly challenging over the first few years of the LDF as developers will be expected to fund the majority of infrastructure requirements directly related to their development with limited public sector support even for strategic infrastructure. Therefore innovative ways of securing the required levels of infrastructure will need to be explored to ensure that development is possible.

- 3.3 The main deficiencies are not surprisingly around highways and transport infrastructure. The strategic road network is particularly stressed at times. Although it will be possible to put in place various mitigation measures, for example, junction improvements and traffic management, it will not be possible to build our way out of the problems currently facing the District, and 'smarter choices' will be required to reduce the demand for travel by the private car.
- 3.4 The capacity of education facilities, especially primary education, is currently an issue in certain parts of the District, particularly in the Winchester town area. New development will be expected to meet its own requirements in this respect, but significant improvements in areas which are not facing development pressures are unlikely.
- 3.5 Where secondary education capacity is limited, particularly around the Whiteley area, development will be expected to contribute towards provision to ensure that the situation is not worsened. Public funding for new and improved school buildings to address existing problems is likely to be scarce for some time to come.
- 3.6 The networks of open space, countryside and outdoor recreation provision known as 'green infrastructure' is increasingly recognised for its role in improving the quality of life of communities, and also for its role in mitigating any adverse impacts on environmentally sensitive sites caused through development pressure.
- 3.7 There are issues for the City Council to address in securing appropriate 'cutting edge' infrastructure to adapt to the challenges of climate change, and ensure that the District remains competitive into the 21st century. This again will require the Council to implement new policies in the areas of renewable energy and communications technology.
- 3.8 Information on two proposed strategic allocations at West of Waterlooville and North Whiteley is included in the report. These sites are within the Partnership for Urban South Hampshire (PUSH) area. The Council is an active and support member of PUSH and the Council's agreed strategy following the revocation of the South East Plan is to continue to meet economic growth targets and housing needs in the PUSH part of the District primarily through development of these two strategic sites. A key requirement of these developments (and therefore partly a determinant of their scale) is that they do not create unsustainable pressure on existing infrastructure and

that they form cohesive and sustainable communities, integrated with the existing development.

- 3.9 Viability will need to be assessed as masterplanning proceeds and this Study does not seek to address viability issues in detail. Nevertheless, there would not appear to be any significant items of infrastructure required to bring forward the strategic sites that cannot be funded and provided in a timely fashion. This includes a new primary and secondary school at North Whiteley, and the completion of the Whiteley Way.
- 3.10 This Study will inevitably need to be up-dated and revised as a consequence of the consultations and community engagement which will be undertaken as the Core Strategy is developed, and new opportunities and deficiencies are identified. It is therefore recommended that it be published for consultation initially.

OTHER CONSIDERATIONS:

4 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

- 4.1 This Study will benefit the wider corporate business schemes and implementation and the work of other council officers. It demonstrates links with the Sustainable Community Strategy (SCS) and will provide information to help deliver the objectives of the SCS through the Local Development Framework.

5 RESOURCE IMPLICATIONS:

- 5.1 The existing LDF budget includes adequate resources for the production of the Study. The Study highlights the need for investment in key areas of infrastructure and enables this to be planned for and for developer contributions to be sought where possible and justified. It should, therefore, help to ensure that the majority of infrastructure costs are met by new development and utility companies, rather than by public funding.

6 RISK MANAGEMENT ISSUES

- 6.1 The Infrastructure Study will be a key part of the LDF evidence base and will inform the emerging Core Strategy and Development Management and Allocations DPD. The information will also have links with Section 106 Agreements and Community Infrastructure Levy Charging Schedules which will be instrumental in informing future development decisions. The production of the Study does not involve any significant risks to the Council and will help to avoid the risk of inadequate infrastructure being provided for new development, or of the Council having to fund shortfalls.

BACKGROUND DOCUMENTS:

None.

APPENDICES:

Appendix A: Infrastructure Study

Due to its size, the Study is appended for Committee Members, Group Leaders and Chairman of Principal Scrutiny Committee only. A copy is also available in the Members' Library and can be viewed on the Council's Website:

<http://www.winchester.gov.uk/CouncilAndDemocracy/ElectedRepresentatives/Committees/CommitteeMeeting.asp?id=SX9452-A7856368&committee=15084>