

WYRE LOCAL PLAN EXAMINATION

STATEMENT BY WYRE BOROUGH COUNCIL
ON THE INSPECTOR'S MATTERS, ISSUES AND QUESTIONS

MATTER 9
Infrastructure and Delivery

Issue 1 – The evidence base underpinning the LP and Policies SP6 and SP7.

1.1 *Do the Local Plan and Site Allocations Viability Study make realistic assumptions about land values, sales values, profit and development costs?*

1.1.1 Yes, it does.

1.1.2 The assumptions in the viability assessment are set out in chapter 5 of the Local Plan and Site Allocations Viability Study¹. These assumptions are informed by the Evidence Base set out in Section 4 of the study. The assessment has regard to guidance in the National Planning Practice Guidance and the 'Viability Testing Local Plans'².

1.1.3 In accordance with the guidance contained in Viability Testing Local Plans the Study has regard to current and credible alternative use values in arriving at an assessment of land value, this is informed by the evidence at Appendix 6. As a sense check it also has regard to the sales that have taken place of land with residential planning consent (Appendix 1) however these transactions are based on pre-existing policies and hence the Viability Testing Local Plans outlines the correct approach being based on a premium over current and alternative uses. This approach to land value has been adopted in the study.

1.1.4 Table 5.1 (page 49) provides a summary of the range of base input land costs in relation to residential land that have been adopted in the viability testing. Table 5.2 (page 50) provides a summary of land values adopted in relation to commercial developments.

1.1.5 In terms of the residential viability assessments, the best form of evidence to inform the study is that from new build housing developments that have recently taken place and are taking place in the Borough. The Study contains evidence of sales and asking prices from these developments at Appendix 2 and this is also summarised at Table 4.3. Further justification for the values adopted is also provided at table 5.5.

1.1.6 Tables 4.4 to 4.9 contain an overview of the commercial transactions that have been used to inform the study, this evidence has been obtained from Land

¹ Submission Document Library Reference ED003

² This was published in 2012 by the Local Housing Group which included HBF, Homes & Communities Agency and Local Government Association.

<http://www.nhbc.co.uk/NewsandComment/Documents/filedownload,47339,en.pdf>

Registry and data bases such as Co-star and EGi. This information has then been used to inform the commercial sales values detailed at table 5.7.

- 1.1.7 For the residential developments the study applies a developer's profit of 20% of GDV both for the market and affordable housing. This is considered to be a very robust position as typically a lower level of profit (at around 6%) will be applied to affordable housing which carries less risk. For the small developments tested (5 and 10 dwellings) a profit of 15% has been applied reflecting the more limited risk profile of these developments. The viability testing for the speculative commercial developments is based on a developer's profit of 15% on cost which is a typical level and widely applied in the industry.
- 1.1.8 To ensure robustness the construction costs that have been adopted for the site specific and generic testing have been prepared by a Quantity Surveyor and full details relating to their approach and assessment is contained at Appendix 7. These cost assessments are based on current building regulation requirements and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, professional fees and a contingency at 5% of all costs. The costs also include on site public open space and capitalised maintenance costs. In relation to the site specific cost assessments these also include costs associated with known requirements or constraints in relation to a particular site for example dealing with flood risk issues.
- 1.1.9 The Study also includes reasonable, typical industry standard allowances for matters such as finance costs and sales and sales and marketing costs.
- 1.1.10 The assumptions are considered realistic and robust based on best available information. They align with advice in guidance and typical of similar studies.

Issue 2 – The marketing and information requirements for considering viability issues

2.1 Does Policy SP6 as modified respect commercial confidentiality?

- 2.1.1 Yes it does.
- 2.1.2 Policy SP6 does not include requirements which are not standard practice. A modification is proposed to paragraph 5.7.2 to clarify that commercial information will be treated as confidential.

2.2 Are the marketing requirements within Policy SP6 (Section 3) reasonable?

- 2.2.1 Yes they are.
- 2.2.2 Marketing is usually required to ensure that an existing use that is deemed important is protected from redevelopment pressures. It is important that marketing is undertaken for a reasonable period of time to ensure that it captures fluctuations in the market. A 12 month period is considered reasonable.
- 2.2.3 A modification is proposed to Policy SP6 criterion 3(d) that clarifies that

advertising by electronic means is acceptable. It is important however that marketing is directed to an appropriate audience and relate to a reasonable market or rental value in order to ensure that it is effective.

Issue 3 – The effect of infrastructure requirements/developer contributions on development viability

3.1 *Will Policy SP7 and the allocation policies of the LP ensure that necessary infrastructure is delivered and in a timely fashion?*

3.1.1 Yes they will.

3.1.2 As noted in section 2 of Policy SP7, the Council will continue to work with infrastructure providers in keeping the Infrastructure Delivery Plan relevant and up to date. A modification to chapter 10 is proposed to introduce a new paragraph relating to the Infrastructure Delivery Plan regarding monitoring of the delivery of infrastructure.

3.1.3 The infrastructure requirements identified in the Infrastructure Delivery Plan³ are reflected in individual allocation policies. The requirement for masterplans in allocation policies will assist in the planning and delivery of infrastructure. Master planning will require all landowners to work together and involve stakeholders such as infrastructure providers to ensure that necessary infrastructure is delivered in a timely fashion.

3.2 *Should Policy SP7 make specific reference to the legal and policy tests for planning obligations?*

3.2.1 No it should not.

3.2.2 Policy SP7 should operate within the legal and policy framework at any point in time during the plan period. Extant legal and policy tests will apply and do not need replicating in the policy. Such test may however change over time. The Policy as drafted will remain effective and relevant irrespective of any changes to current legal or policy tests.

Issue 4 – Pooling of Contributions

4.1 *What are the implications arising from the pooling restrictions with the CIL Regulations for the delivery of infrastructure?*

4.1.1 The Council has been operating within the pooling restrictions in the CIL regulations. Although challenging, a careful drafting of s106 obligations means that finance from developments can be secured towards infrastructure delivery.

4.1.2 Once the Wyre Local Plan is adopted the Council will considered whether it would be effective to adopt a CIL Charging Schedule taking into account any intended review of the system.

³ Submission Document Library Reference ED004

Issue 5 – Infrastructure Delivery Plan (IDP)

5.1 *Is the IDP clear as to what infrastructure projects are critical to the delivery of the LP, when infrastructure will be delivered, sources of funding and who is responsible for delivery?*

5.1.1 Yes it is within reasonable certainty.

5.1.2 The schedule in section 23 (page 85) of the IDP⁴ has been revised and included in Appendix A to indicate whether infrastructure projects are critical.

5.1.3 The infrastructure schedule includes information on the lead delivery body and also information on timing and sources of funding where known. The delivery of infrastructure in most cases is outside the control of the Wyre Council whose role can best be described as one of facilitating and steering the process. Wyre Council is committed to continue to work with infrastructure providers to ensure that infrastructure is delivered. However infrastructure providers have their own working procedures and budgetary cycles.

5.1.4 It should be noted that the Government makes announcements and open bids for funding relating to infrastructure. During the lifetime of the Local Plan the Council will maximise opportunities from Government funding, working in collaboration with infrastructure providers.

5.2 *Should the IDP be more specific as to which developments will contribute to particular infrastructure projects?*

5.2.1 No it should not.

5.2.2 It is not necessary and means that the IDP remains a flexible framework that relates not only to development through allocations in the Local Plan but any other development that may come forward.

5.2.3 Where relevant allocation policies make reference to specific infrastructure requirements relevant to particular developments.

Issue 6 – Supplementary Planning Guidance

6.1 *What SPD will be prepared to provide guidance and what is the timetable for its production? (para 1.3.5 of the LP refers)*

6.1.1 As referred to in paragraph 1.3.5 the Council expect that there will be a need for an SPD relating to Green Infrastructure, Housing including housing mix and affordable housing and Developer Contributions. The Council considers that in relation to master planning it will be more appropriate to prepare guidance so as the process of preparing masterplan is not delayed.

6.1.2 The Council will consider the programme for the preparation of SPDs and other

⁴ Submission Document Library Reference ED004

work including a revision to the Statement of Community Involvement once the Local Plan examination is complete. The timetable will be made available in a revised Local Development Scheme.

6.1.3 Although masterplans will be prepared by developers/landowners, the Council expects to have a role in facilitating the process and providing a steer. It is considered that the preparation of masterplans will be a priority. Therefore this will need to be considered as part of the work-programme.

6.2 *Would the SPD be likely to add additional policy and financial burdens on development?*

6.2.1 No it would not.

6.2.2 The preparation of SPDs is governed by provisions in Regulations⁵ and also case law. SPDs provides guidance on the interpretation and application of policies within the statutory Development Plan. SPDs will not make additional policy and impose additional financial burden beyond what is covered in the policies in the Local Plan.

⁵ Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

APPENDIX A

Revised Infrastructure Schedule

Infrastructure category	Project	Need for project (policy link)	Indicative Cost	Funding secured	Additional funding required	Potential funding sources	Lead organisation	Indicative phasing	Critical Infrastructure
Transport	Skippool to windy harbour junction improvements	To improve capacity	TBC	Yes	£0	HE Regional Investment Programme	Highways England		Yes
Transport	Victoria road junction improvements	To improve capacity	£3,000,000	£0	£3,000,000	Highways England grant Growth Deal S106/CIL	Highways England		Yes - Post 2025
Transport	Norcross Road/Fleetwood Road junction improvements	To improve capacity	£3,000,000	£3,000,000	£0	HE Congestion relief programme	Highways England	2018/19	Yes
Transport	Thistleton Road/Mile Road junction improvements	To improve capacity	up to £3,000,000	£0	£3,000,000	Highways England grant Growth Deal S106/CIL	Highways England	2019/20	Yes - Post 2025
Transport	M55 junction 3 improvements	To improve capacity	£800,000	£800,000	£0	HE Congestion relief programme	Highways England	2018/19	Yes
Transport	A6 Barton to Garstang Sustainable Transport Strategy	To improve capacity	£795,000	£795,000	£0	S106/CIL	Lancashire CC		Yes
Transport	Wider Improvement of A6 Preston Lancaster New Road/Croston Barn Road/Green Lane West/B5272 Cockerham Road/Croston Road Signalised Junction	To improve capacity	£600,000	TBC	TBC	S106/CIL	Lancashire CC		Yes
Transport	Improvement of Moss Lane/Longmoor Lane Priority Junction	To improve capacity	£215,000	TBC	TBC	S106/CIL	Lancashire CC		Yes
Transport	Improvement of A6/A586, 'The Avenue' priority junction.	To improve capacity	£650,000	£500,000	£150,000	S106/CIL	Lancashire CC		Yes
Transport	A6/M55 Jct. 1, Westbound off Slip Improvement. Additional lane on westbound off slip	To improve capacity	£650,000	TBC	TBC	S106/CIL	Lancashire CC		Yes
Transport	A6/M55Jct. 1, Eastbound off Slip Improvement. Additional lane on eastbound off slip	To improve capacity	£550,000	TBC	TBC	S106/CIL	Lancashire CC		Yes
Transport	Improvements to Hardhorn Road with Highcross Road/Beech Drive junction	To improve capacity	TBC	Yes	No	S106/CIL	Lancashire CC	2018/19	Yes
Transport	Improvements to Hardhorn Road/Garstang Road East	To improve capacity	TBC	Yes	No	S106/CIL	Lancashire CC	2018/19	Yes
Transport	Improvements to Garstang Road East and junction with Lower Green	To improve capacity	TBC	Yes	No	S106/CIL	Lancashire CC	2018/19	Yes
Transport	Traffic management measures, sustainability town centre car park and town centre changes	To improve capacity and air quality and promote sustainable travel options	TBC	Land reserved in Allocation	TBC	Lancashire CC S106/CIL	Lancashire CC	2018-2025?	Yes
Transport	Improvements to the rail network in the Borough	To improve capacity and promote sustainable travel options	TBC	£0	TBC	Government funding	Network Rail		No

Infrastructure category	Project	Need for project (policy link)	Indicative Cost	Funding secured	Additional funding required	Potential funding sources	Lead organisation	Indicative phasing	Critical Infrastructure
Transport	Improvements to the tram network in the Borough	To improve capacity and promote sustainable travel options	TBC	£0	TBC	Lancashire CC/Blackpool Council	Lancashire CC/Blackpool Council		No
Transport	Improvements to the cycling network and facilities in the Borough	To improve capacity and promote sustainable travel options	TBC	£0	TBC	Lancashire CC S106/CIL	Lancashire CC		No
Transport	Access road to residential allocation in Thornton	To provide access to residential allocation	TBC	£0	TBC	Developer funded	Developer		Yes if no alternative is found
Education	Additional primary school places in Thornton	To accommodate additional pupils to the Borough	£4,043,562	Land reservation in allocation policy	£4,043,562	LCC S106/CIL	Lancashire CC		Yes
Education	Additional primary school places in Poulton	To accommodate additional pupils to the Borough	£1,887,845	£0	£1,887,845	LCC S106/CIL	Lancashire CC		Yes
Education	Additional primary school places in Hambleton	To accommodate additional pupils to the Borough	£1,211,793	£0	£1,221,793	LCC S106/CIL	Lancashire CC		Yes
Education	Additional primary school places in Great Eccleston	To accommodate additional pupils to the Borough	£2,423,586	£0	£2,423,586	LCC S106/CIL	Lancashire CC		Yes
Education	Additional primary school places in Inskip	To accommodate additional pupils to the Borough	£1,221,793	£0	£1,221,793	LCC S106/CIL	Lancashire CC		Yes
Education	Additional primary school places in Forton - Extension to existing school	To accommodate additional pupils to the Borough	£2,270,517	£0	£2,270,517	LCC S106/CIL	Lancashire CC		Yes
Education	Additional primary school places in Garstang	To accommodate additional pupils to the Borough	£1,007,701	Land reservation in allocation policy	£1,007,701	LCC S106/CIL	Lancashire CC		Yes
Education	Additional secondary school places - expansion of existing schools	To accommodate additional pupils to the Borough	£8,783,755	£0	£8,783,755	LCC S106/CIL	Lancashire CC		Yes
Healthcare	Expansion to GP practices in Thornton and/or Poulton as necessary	To ensure adequate health services and facilities for new residents and new models of care	£1,500,000	£0	£1,500,000	NHS S106/CIL	Fylde & Wyre CCG		Yes
Healthcare	Relocation of Great Eccleston GP surgery	To ensure adequate health services and facilities for new residents and new models of care	up to £3,000,000	£0	£3,000,000	NHS S106/CIL	Greater Preston CCG		Yes
Healthcare	Expansion to GP practice in Garstang as necessary	To ensure adequate health services and facilities for new residents and new models of care	£10,000	£0	£10,000	NHS S106/CIL	Morecambe Bay CCG		Yes
Healthcare	Establish GP branch surgery at Forton	To ensure adequate health services and facilities for new residents and new models of care	£200,000	Land reservation in allocation policy	£200,000	NHS S106/CIL	Morecambe Bay CCG		Yes
Flood Risk Management	Ongoing additional improvements in the form of beach management between former Cleveleys and Rossall schemes	To protect from flooding	TBC	Yes	No	TBC	TBC	By 2020	No

Infrastructure category	Project	Need for project (policy link)	Indicative Cost	Funding secured	Additional funding required	Potential funding sources	Lead organisation	Indicative phasing	Critical Infrastructure
Flood Risk Management	Upgrade/replace with duckbill flap Horsebridge Dyke	To ensure adequate drainage of sites	£25,000	£0	£25,000	S106/CIL	Wyre Borough Council		Yes
Flood Risk Management	Upgrade/replace with duckbill flap Main Dyke	To ensure adequate drainage of sites	£25,000	£0	£25,000	S106/CIL	Wyre Borough Council		Yes
Flood Risk Management	Install new top hung flap valve at Yoad Pool outfall	To ensure adequate drainage of sites	£25,000	£0	£25,000	S106/CIL	Wyre Borough Council		Yes
Flood Risk Management	Install new top hung flap valve at Wardleys Creek outfall	To ensure adequate drainage of sites	£25,000	£0	£25,000	S106/CIL	Wyre Borough Council		Yes
Flood Risk Management	Construction of new outfall and installation of duckbill flap Ramper Pot	To ensure adequate drainage of sites	£350,000	£0	£350,000	S106/CIL	Wyre Borough Council		Yes
Flood Risk Management	Management and maintenance of local water courses (various locations)	To ensure adequate drainage of sites	TBC	£0	Yes	S106/CIL	Wyre Borough Council	As sites are developed	Yes
Community Facilities	Reopen Thornton public library	To improve access to public library service in Thornton	TBC	TBC	TBC	TBC	Lancashire CC	2018 onwards	No
Community Facilities	Reopen Cleveleys public library	To improve access to public library service in Cleveleys	TBC	TBC	TBC	TBC	Lancashire CC	2018 onwards	No
Community Facilities	Neighbourhood Centre including community/village hall, Forton	To support sustainable expansion of the village	TBC	Land reservation in allocation policy	yes	S106/CIL	Developer / Parish Council		Yes
Community Facilities	Local convenience stores (various locations)	To support sustainable expansion of the villages	TBC	Land reservation in allocation policy	yes	S106/CIL	Developer led		Yes
Community Facilities	Neighbourhood Centre including community/village hall, Great Eccleston	To support sustainable expansion of the villages	TBC	Land reservation in allocation policy	yes	S106/CIL	Developer / Parish Council		Yes
Telecoms	Improvements to the mobile phone network as required	As required	TBC	TBC	TBC	Mobile phone operators	Mobile phone operators		No
Telecoms	Improvements to the broadband network as required	As required	TBC	TBC	TBC	Broadband providers	Broadband providers		No
Energy	Improvements to the gas supply network may be required to support new development	As required	TBC	TBC	TBC	National Grid	National Grid		Yes if required
Energy	Improvements to the electricity supply network may be required to support new development	As required	TBC	TBC	TBC	Electricity Northwest	Electricity Northwest		Yes if required
Water and wastewater	Upgrades to water supply and waste water treatment systems to support new development	As required	TBC	TBC	TBC	United Utilities AMP	United Utilities		Yes if required
Emergency Services	Improvements and alterations to the ambulance service network may be required in response to changing patterns of demand	As required	TBC	TBC	TBC	North west Ambulance Service	North west Ambulance Service		No

Infrastructure category	Project	Need for project (policy link)	Indicative Cost	Funding secured	Additional funding required	Potential funding sources	Lead organisation	Indicative phasing	Critical Infrastructure
Emergency Services	Improvements and alterations to the fire service network may be required in response to changing patterns of demand	As required	TBC	TBC	TBC	Electricity Northwest	Electricity Northwest		No
Emergency Services	Improvements and alterations to the police service network may be required in response to changing patterns of demand	As required	TBC	TBC	TBC	Lancashire Constabulary	Lancashire Constabulary		No
Emergency Services	Improvements and alterations to the coastguard service may be required in response to changing patterns of risk	As required	TBC	TBC	TBC	Maritime & Coastguard Agency	Maritime & Coastguard Agency		No
Cemeteries	New cemetery	As required if burials continue at expected rates	TBC	TBC	TBC	Wyre Borough Council	Wyre Borough Council	2027 onwards	No