

**Agenda**  
**Session 14 – 09.30 Friday 25 May 2018**  
**Matter 9**  
**Infrastructure and Delivery**

This matter considers overall infrastructure provision and its implications for viability and deliverability.

Proposed Main Modifications MM/010 to MM/012 are relevant to this session.

**Issues**

**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?*

*Should the considerations that affect the viability of specialist housing been recognised within the Local Plan?*

*Are assumptions of a developer profit of around 20% on larger schemes reasonable?*

*Are the assumptions about abnormal costs reasonable?*

**2. The marketing and information requirements for considering viability issues**

*2.1 Does Policy SP6 as modified respect commercial confidentiality? (note MM/010)*

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

*Is Policy SP6 clear to developers and decision makers as to the circumstances where alternative uses of land designated or safeguarded for a particular use e.g. employment, might be considered acceptable and what supporting information on marketing etc would be required in such circumstances?*

**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?*

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

**4. Pooling of Contributions**

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

## **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?*

*Reference will be made to the Revised Infrastructure Schedule attached to the Council's Hearing Statement.*

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

*For example in terms of highway junction improvements should costs be apportioned based on the likely additional vehicle movements arising from allocations?*

## **6. Supplementary Planning Guidance**

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

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

### **Main Evidence Base**

SD007j – Appendix 17 – Keppie Massie response to issues raised on viability

ED003 - Local Plan and Site Allocations Viability Study

ED004 – Infrastructure Delivery Plan

EL1.001b - Council response to Inspector's Preliminary questions

Schedule of Modifications

### **Participants**

Wyre Council

LCC Education

Thornton Action Group 0072 Howard Phillips + Jenifer Phillips

Thornton Flood Action Group – Phil Jenkins

Smith & Love re Applethwaite Ltd 0944 EL2.011b Graham Love + John Carruthers (VTC)

Hollins Strategic Land 0358 EL2.032 Matthew Symons

Barton Willmore re Story Homes 0360 EL2.035g Vincent Ryan

Wyre Labour Group of Councillors 0051 Cllr Rob Fail + Cllr Terry Lees + Cllr Ron Shewan

### **Statements**

Wyre Council

Smith and Love

Lichfields

Barton Willmore

Hollins Strategic Land