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 Wilmore
Hollins Strategic Land