

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION

Agenda

Session 12 – 09.30 Friday 19 October 2018

Matter 9

Infrastructure, Planning Obligations and Delivery

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

Issues

1. The evidence base underpinning the LP

1.1 Does the Local Plan (LP) and Site Allocations Viability Study make realistic assumptions about land values, sales values, profit and development costs?

The Council references the Local Plan and Site Allocations Viability Study as the main evidence base to support the LP and its allocations which has been prepared in accordance with advice in the Planning Practice Guidance (PPG).

2. Policy SS12

2.1 Will Policy SS12 and the allocation policies of the LP ensure that necessary infrastructure is delivered and in a timely fashion?

The Council notes that SS12 provides the overarching framework but with more specific infrastructure requirements set out in the allocation policies and the Infrastructure Delivery Plan (IDP).

2.2. Should Policy SS12 make specific reference to all the legal and policy tests for planning obligations?

The Council suggests that it is not necessary to repeat legal and national policy requirements.

3. Pooling of Contributions

3.1 What are the implications arising from the pooling restrictions with the Community Infrastructure Levy (CIL) Regulations for the delivery of infrastructure?

The Council notes the CIL reforms but is also aware of the need to be specific in terms of infrastructure improvements.

4. Infrastructure Delivery Plan (IDP)

4.1 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?

The Council refers to Section 15 of the IDP.

4.2 Should the IDP be more specific as to which developments will contribute to

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION

particular infrastructure projects?

The Council suggests that the IDP should provide a flexible framework.

4.3 Does the IDP take into account the likely impact on waste water and surface water infrastructure?

The Council refers to Sections 6 and 8 of the IDP.

5. Supplementary Planning Guidance (SPD)

5.1 What SPD will be prepared to provide guidance and what is the timetable for its production?

The Council notes that a Developers Contributions SPD will be prepared to cover all forms of contributions including those to open space, sport and recreation.

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

The Council suggest that SPD will provide additional guidance to support policies.

Main Evidence Base

SD8 – Infrastructure Delivery Plans

SD21 – Infrastructure Reports

SD24.1 - Local Plan and Site Allocations Viability Study

SD004 – Infrastructure Delivery Plan

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

Schedule of Modifications

Participants

Staffordshire Moorlands District Council (SMDC)

Statements

Staffordshire Moorlands District Council (SMDC)

EL2.057