

## SEVENOAKS DISTRICT INFRASTRUCTURE PLAN

### Planning Advisory Committee – 13 October 2015

Report of Chief Planning Officer

Status: For Decision

Key Decision: No

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**Executive Summary:** A Sevenoaks Infrastructure Delivery Plan was first prepared in 2010 for the Core Strategy (adopted 2011). An updated Infrastructure Plan was submitted as evidence to the examination of the Community Infrastructure Levy (CIL) Charging Schedule in October 2013. This remains a “live” document which illustrates the infrastructure that is required to support development across the District. Following the adoption of the Community Infrastructure Levy (CIL) Charging Schedule in February 2014, the Council is currently updating the Infrastructure Plan. This will be used as evidence for the new Local Plan and provide up to date information for elaborating the Council’s Regulation 123 List (adopted November 2014) which sets out the infrastructure that can be funded through CIL receipts.

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**Portfolio Holder** Cllr. Piper

**Contact Officer** Simon Taylor Ext. 7134

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#### **Recommendation to Planning Advisory Committee:**

Members support is sought for the Sevenoaks District Infrastructure Plan as a “live” document

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**Reason for recommendation:** In order to endorse an important element of the evidence base for the new Local Plan and CIL Regulation 123 List.

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#### **Introduction and Background**

- 1 The Planning Act 2008 defines infrastructure to include roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open space.
- 2 Further to this, the Sevenoaks Core Strategy defines “infrastructure” as “[...] the various services and facilities that are necessary to help sustainable communities” and that physical, social and green infrastructure should be taken into account (CS para. 5.5.1). The Core Strategy also states that “supporting development with adequate infrastructure is important for balanced communities and the need for community facilities is specifically recognised in the Sevenoaks District Community Plan”.

- 3 A draft Infrastructure Plan was submitted as evidence to the examination of the Community Infrastructure Levy (CIL) Charging Schedule in October 2013. The Plan outlines the potential strategic schemes for the District from infrastructure providers, as well as local schemes that could be eligible for CIL funding.
- 4 Following the adoption of the CIL Charging Schedule in February 2014, the Council's Regulation 123 List in November 2014 and the Council's Allocations and Development Management Plan (ADMP) (February 2015), the current Infrastructure Plan must be updated to inform how infrastructure can be delivered as part of the new emerging Local Plan. It will also inform the production of a detailed Regulation 123 List.
- 5 Once adopted, the Infrastructure Plan will be treated as a "live" document that will inform the preparation of the new Local Plan and production of a more detailed Regulation 123 List. The current list is broad and that CIL receipts collected can fund (but is not limited to)
  - Transport schemes;
  - Flood defence and water quality schemes;
  - Education;
  - Health and social care facilities;
  - Police and emergency services facilities;
  - Community facilities; and
  - Green infrastructure.

The current Regulation 123 List notes that CIL receipts will not be used to fund site-specific infrastructure that would be secured through a planning obligation (i.e. site-specific access improvements, on-site open space provision, site-specific green infrastructure etc.). Infrastructure projects that are detailed on the Regulation 123 List cannot be funded by planning obligations.

### **Current Position of the Infrastructure Plan**

- 6 Following the adoption of CIL and the ADMP, the Infrastructure Plan must be updated to reflect the planned future development of the District, as well as supporting additional development that may come forward. The Plan will also reflect the requirements for additional infrastructure from town and parish councils.
- 7 SDC engaged with a number of infrastructure providers as well as all town and parish councils within the District, asking for evidence where infrastructure would be required to support development and an estimated cost for its delivery. Evidence submitted was based on a revised housing supply described in the ADMP (ADMP para. 3.8) which included all allocated sites and the anticipated phasing of Land West of Enterprise Way, Edenbridge and Fort Halstead, Halstead.

- 8 A full list of the infrastructure providers, town and parish councils that were consulted can be found in the draft Infrastructure Plan (Appendix A).
- 9 A number of organisations submitted projects that comply with the current Regulation 123 List heading s. Some organisations stated that there were no further submissions to make, following responses given as part of the CIL Charging Schedule examination in 2013.
- 10 The projects and proposals outlined in the Infrastructure Plan are subdivided into three categories; “Potential Strategic Schemes”, “Potential Local Schemes” and “Other Proposed Schemes”:
- Potential Strategic Schemes are seen as the high priority schemes as they may have significant impact on future development across the District, across a number of parishes or specific locations. These schemes are mainly identified by infrastructure providers as being required to support the scale of development being proposed with the adopted Core Strategy and would require funding to improving infrastructure to aid future development within the District. Other sources of funding may also have been identified.
  - Potential Local Schemes are schemes that are considered to be locally important and provide an indication of the schemes that town and parish councils may wish to spend a proportion of allocated CIL monies on. Further CIL contributions could be transferred to these schemes if additional funding from other sources is not evident. Also schemes in this category are dependent on developments coming forward that are CIL liable.
  - Other Proposed Schemes are schemes that are liable for CIL funding yet further information would be required to determine whether they are locally or strategically important. This can be due to a lack of information provided or the project requires another organisation to deliver it, has not expressed a need for CIL funding for delivery or has not raised a commitment to deliver it.
- 11 Key points from the responses received include:
- A majority of town and parish councils expressed a desire to develop community facilities and green infrastructure (i.e. improvements to play areas, installation of a multi-use games area (MUGA)).
  - Town and parish councils expressed a desire for transport and traffic improvements.
  - Extra provision of health and education facilities should be delivered by infrastructure providers to accommodate future development in some towns and parishes.
  - In its latest response, Kent County Council stated that there has not been a lot of change from its 2012 submission for the CIL Charging Schedule examination (October 2013) and requested that its previous responses were added to the current Infrastructure Plan.

- NHS Property and NHS West Kent CCG submitted responses for improving health infrastructure across the District. NHS West Kent CCG outlined the general position for the District, while NHS Property outlined proposals for individual surgeries at particular locations.

12 It has been considered that a consolidation of those responses received in 2012 and responses received in 2015 should form the basis of the Infrastructure Plan. This is due to consultation periods being close together resulting in little or no change in need of infrastructure in many instances.

### **The Infrastructure Plan and the Preparation of the Local Plan**

13 It is the intention that the Infrastructure Plan should be treated as a “live” document, as the needs for infrastructure and priority of delivery can change over the plan period. It will allow the Council greater opportunity to review and update the Plan regularly to ensure that infrastructure is being delivered to support development coming forward.

14 Furthermore, the Infrastructure Plan will aid the preparation of a detailed Regulation 123 List, which will be used by the Council’s CIL Spending Board, illustrating the infrastructure that CIL can fund as well as indicating the priority of delivery of local and district-wide infrastructure projects.

15 As the document will be treated as “live”, it will be important to update the Plan quickly to ensure that infrastructure requirements remain current. Updates may appear yearly or sooner (i.e. every 6 months) following discussions with infrastructure providers under Duty to Co-operate meetings or discussion relating to particular sites following the Call for Sites/SHLAA process.

### **Other Options Considered and/or Rejected**

Members may not consider the Infrastructure Plan. This option was rejected on the basis that the Infrastructure Plan is an important evidence base document for the Local Plan Review and updates the Council’s current Regulation 123 List. The option was also rejected on the basis that the Infrastructure Plan is important to the Council’s CIL Governance process.

### **Key Implications**

#### Financial

The report does not have direct financial implications for the Council although once agreed, a Regulation 123 List will help guide expenditure of CIL monies.

#### Legal Implications and Risk Assessment Statement.

The report does not have legal implications for the Council.

#### Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

## **Conclusions**

Following the adoption of Community Infrastructure Levy (February 2014) and the Allocations and Development Management Plan (February 2015), it is important that the Infrastructure Plan is updated to reflect the current infrastructure needs of the District. The Sevenoaks District Infrastructure Plan seeks to identify the need for infrastructure across the District over the new Local Plan period (up to 2035), which can be funded through the collection of CIL monies. The Plan will also help to form a detailed Regulation 123 List which will provide greater clarity to the types of projects that CIL can be spent on. However, it is also important to recognise that infrastructure requirements change over time and is significant to bringing future development forward. Therefore, it is important for the Infrastructure Plan to be adopted as a “live” document and is updated regularly to ensure that future infrastructure needs are met across the District.

## **Appendices**

Appendix A – Sevenoaks District Infrastructure Plan  
(September 2015)

**Richard Morris**

**Chief Planning Officer**