

 Finance and Audit Scrutiny Committee : 26 September 2017		Agenda Item No. 8
Title	Warwick District Infrastructure Delivery Plan (IDP)	
For further information about this report please contact	David Butler, Business Manager Policy & Development	
Wards of the District directly affected	All Wards	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	1st June 2016 Report – September 2016 Briefing Note. February 2017 F&A, Item 8	
Background Papers		

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	In F and A work programme.
Equality Impact Assessment Undertaken	N/A

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	12.09.17	Chris Elliott and Bill Hunt
Head of Service	12.09.17	Tracy Darke
CMT	12.09.17	Bill Hunt
Section 151 Officer	12.09.17	Mike Snow
Monitoring Officer	12.09.17	Andrew Jones
Finance	12.09.17	Mike Snow
Portfolio Holder(s)	12.09.17	Cllr Rhead
Consultation & Community Engagement		
N/A		
Final Decision?		No
Suggested next steps (if not final decision please set out below)		
Further progress reports will be prepared for Finance and Audit Scrutiny Committee on a 6 monthly basis.		

1. Summary

- 1.1 The purpose of this report is to update Members on progress made regarding the Infrastructure Delivery Plan (IDP) that is associated with the District's future growth requirements to 2029. The IDP continues to be updated to reflect the latest information arising from ongoing discussions with infrastructure providers and to reflect emerging infrastructure requirements necessary to support the Local Plan.

2. Recommendation

- 2.1 That the Committee note the contents of the report, Appendix 1 (update on key infrastructure) and Appendix 2 (updated IDP Table).
- 2.2 That Officers report back to Committee in 6 months' time with a further update.

3. Reasons for the Recommendation

- 3.1 As Members will be aware, in order to progress the implementation of the Local Plan and assimilate the associated growth during the plan period successfully, it is necessary to prepare and continually monitor progress of an Infrastructure Delivery Plan (IDP).
- 3.2 The updated IDP is set out in Appendix 2. This will continue to be refreshed to reflect Infrastructure requirements and progress of their implementation throughout the plan period.
- 3.3 The compilation and monitoring of the IDP continues on a collaborative basis involving officers within Development Services; other officers across the Council; colleagues at WCC, Stratford and Coventry Councils; as well as other external agencies (for example Highways England, Strategic Economic Plan partnership, Sport England).
- 3.4 Details on recent progress across all sectors of the IDP is set out in Appendix 1 of this report.
- 3.5 It is intended that following the imminent adoption of the Local Plan the IDP will be made available in a live format accessible for wider scrutiny via the Council's website. Furthermore, post adoption the IDP becomes a key document to focus on aiding the delivery of the required infrastructure. Members will note the change of format in this update and additional changes will be made prior to the next report.
- 3.6 Since the last update in February, the Community Infrastructure Levy (CIL) Examination has taken place. Following a subsequent consultation on additional evidence we now await the Examiner's Report. Adoption of the CIL regime is therefore likely to happen towards the end of 2017.
- 3.7 As members will be aware, the Inspector's Report has been received and (with the suggested modifications) found the Local Plan sound. This will be put before the Council for adoption on the 20 September 2017.

4. Policy Framework

4.1 Fit for the Future (FFF)

The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects.

The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy.

FFF Strands		
People	Services	Money
External		
Health, Homes, Communities	Green, Clean, Safe	Infrastructure, Enterprise, Employment
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and Anti-Social Behaviour (ASB)	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/productivity of local economy Increased employment and income levels
Impacts of Proposal		
Will help co-ordinate the timely provision of infrastructure such as schools, community spaces, medical facilities that are essential to enable the growth required in the Local Plan	Will help co-ordinate the timely provision of infrastructure such as new parks, play areas and open spaces that are essential to enable the growth required in the Local Plan	Will help co-ordinate the timely provision of infrastructure such as roads that are essential to enable the growth required in the Local Plan
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term

<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
Impacts of Proposal		
None	None	None

4.2 **Supporting Strategies**

Each strand of the FFF Strategy has several supporting strategies. The Local Plan is one of the key strategies, cutting across many of the FF strands. The IDP helps support the evidence base of the Plan, as well as ensuring the delivery of appropriate infrastructure in order to enable the growth required through the plan period.

5. **Budgetary Framework**

- 5.1 Infrastructure funding will be derived from a range of sources, as set out in the IDP. To justify this funding (whether Section 106 or external grants), a strong evidence base needs to be provided by infrastructure providers. The comprehensive infrastructure planning set out in the IDP will support this by providing a strategic tool regarding requirements and costs.
- 5.2 The component parts of the IDP will require partnership working with a variety of agencies in order to identify relevant funding streams/initiatives throughout the plan period. This will be essential to augment finance derived from developer contributions.
- 5.3 Financial planning in relation to infrastructure will be a major challenge for WDC and other Local Authorities/agencies across the country and will require a range of strategies and approaches to secure fully funded projects and their delivery going forward. As the IDP is a continually evolving document, it is expected to be delivered through the lifetime of the Local Plan. It is not possible to have an IDP that is fully funded at present as, for instance, infrastructure not required until 2025 is likely to be funded from sources that cannot currently be anticipated.
- 5.4 There are no direct financial implications associated with this report.

6. Risks

- 6.1 In view of the nature and scale of the development proposals that are to be delivered across the District within the new Local Plan period, the absence of a robust and detailed IDP system and complimentary S106 monitoring regime, has been identified as a key risk to the Local Plan's success and its future implementation
- 6.2 Without an IDP, the Council will not have a point of reference to inform the successful organisation and timely implementation of the District's infrastructure requirements.
- 6.3 There is an inherent risk that it will not be possible to fund all the infrastructure requirements set out in the IDP and that at some point certain infrastructure matters will have to take priority over others and utilise available funding at the cost/ delay of other less critical projects.
- 6.4 The specific risks associate with CIL and the IDP are set out below

Risk	Nature of Risk	Likelihood	Impact	Mitigation
CIL and Viability	<p>CIL will not be adopted until the Local Plan is adopted. There remains a risk that some of the proposed infrastructure will not be viable, particularly where external sources of funding are required.</p> <p>Recent work on CIL income shows that a shortfall is likely if we try to deliver the entire infrastructure that is desirable. However, with prioritisation, accessing additional funding streams and continued effective use of S106, it is expected that the funding gap can be managed.</p> <p>The likelihood of the risk occurring has reduced as a result of EIP hearings which have tested the viability of all the Local Plan sites.</p>	2	4	<p>a) Ensure CIL scheme is ready to progress alongside Local Plan</p> <p>b) Regular review of the IDP through ongoing liaison with providers.</p> <p>c) Regular report to Scrutiny regarding Infrastructure</p> <p>d) Prepare a Reg 123 list to be specific about which elements of the IDP will be funded through CIL and demonstrate that CIL income can achieve this (taking account of pooling restrictions</p> <p>e) We need to ensure evidence to support S106 contributions is robust and CIL compliant</p>
Infra-structure funding and delivery	<p>The issues around pooling S106 agreements are now a significant risk given that we don't have CIL scheme in place. It is possible that funding for some infrastructure will be harder to justify in this interim period, particularly where appeals are allowed.</p>	4	3	<p>Continue to work closely with Infrastructure providers to ensure they grasp the importance of providing robust evidence and the risks associated with pooling. The Site Delivery Officers will continue to play a key role in this.</p>

	Recent planning permissions have seen Education unable to collect contributions from developers as these will contravene pooling restrictions.			
Forward funding of major infrastructure items	There could be significant issues if schools and some transport infrastructure cannot be provided in advance of new development. However forward funding options are difficult and carry significant risks/costs	4	2	For a lot of infrastructure, it would be possible (though certainly not desirable) to provide after developer contributions have been received and without forward funding Issues around funding for secondary schools, remain important. The strategy for secondary education at Kenilworth is likely to enable timely provision. For South of Coventry the strategy is still emerging, free school funding may be required. The approach proposed for south of Warwick is funded from established sources until 2022. After that funding for Free Schools will be required.

7. Alternative Option(s) considered

- 7.1 Given the importance of infrastructure planning to the success of Warwick District over the forthcoming Local Plan period (and beyond) it is not considered practical to progress without an IDP to inform decision making and to assist in the monitoring of development progress. Furthermore there will be no clear understanding of how local plan proposals will be delivered without an IDP.
- 7.2 For the reasons identified in paragraph 6.1 and 6.2 above, the option of not proceeding with an appropriate monitoring regime has been discounted.

8. Background

- 8.1 The IDP has been developed in association with the District's Local Plan and is a necessary component of the development plan process as prescribed by the National Planning Policy Framework (NPPF).
- 8.2 A full description of the purpose and background to the IDP is set out in the first ten pages of the IDP master document (Appendix 2).
- 8.3 It is important to recognise that the IDP is a strategic document. It seeks to contain enough detail to demonstrate that strategic sites can be delivered and that there are plans in place regarding how this can be accomplished. In this way the IDP is an important part of the development process. It not only

supports the delivery of the Local Plan, it also provides developers and infrastructure providers with high level information which can be used to inform detailed master-planning, viability and site delivery.

- 8.4 However, the IDP should not be seen as a final comprehensive document providing all the detail of the costs and requirements. This level of detail needs to be developed during pre-application discussions and agreed through the assessment of planning applications and finalised through Section 106 agreements. Detailed evidence needs to be provided, linked directly to the specific application under consideration. Part of this evidence also needs to take account of other funding streams such as government grants and direct on-site provision of land and facilities.