

	<b>Overview &amp; Scrutiny Committee 26 June 2018:</b>	Agenda Item No. 7
<b>Title</b>	Warwick District Infrastructure Delivery Plan (IDP)	
<b>For further information about this report please contact</b>	David Butler, Business Manager Policy & Delivery <a href="mailto:David.butler@warwickdc.gov.uk">David.butler@warwickdc.gov.uk</a> 01926 456017	
<b>Wards of the District directly affected</b>	All Wards	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	1st June 2016 Report – September 2016 Briefing Note. February 2017 F&A, Item 8 September 2017 F&A, Item	
<b>Background Papers</b>		

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	No
<b>Included within the Forward Plan? (If yes include reference number)</b>	In O & S work programme
<b>Equality Impact Assessment Undertaken</b>	N/A

<b>Officer/Councillor Approval</b>		
<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive/Deputy Chief Executive	12/06/18	Chris Elliott and Bill Hunt
Head of Service	12/06/18	Dave Barber
CMT	12/06/18	Bill Hunt
Section 151 Officer	12/06/18	Mike Snow
Monitoring Officer	12/06/18	Andrew Jones
Finance	12/06/18	Mike Snow
Portfolio Holder(s)	12/06/18	Cllr Rhead
<b>Consultation &amp; Community Engagement</b>		
N/A		
<b>Final Decision?</b>	No	
<b>Suggested next steps (if not final decision please set out below)</b> Further progress reports will be prepared for 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), Appendix 2 (updated IDP Table) and Appendix 3 (Q4 S106 Update).
- 2.2 That Officers report back to Committee in 6 months' time with a further IDP 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. In particular members should note that "S106 Paid" column has had 2017/18 figures added and that work is underway to complete the "S106 agreed" column prior to publication on the website.
- 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, SWFT, Sport England).
- 3.4 Detail on key recent progress across all sectors of the IDP is set out in Appendix 1 of this report.
- 3.5 Monitoring of development is a critical part of the process, ensuring timely billing of S106 contributions takes place. Work has been underway in detailed monitoring and reporting, and an example of this work is included as Appendix 3. To further aid this work, a Development Monitoring Officer has been recruited to the Policy & Delivery team.
- 3.6 Finally, members should note that a comprehensive annual summary of Section 106 and CIL receipts will come forward at the same time as the Authority's Monitoring Report in early Autumn.

## 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.

<b>FFF Strands</b>		
<b>People</b>	<b>Services</b>	<b>Money</b>
<b>External</b>		
<b>Health, Homes, Communities</b>	<b>Green, Clean, Safe</b>	<b>Infrastructure, Enterprise, Employment</b>
<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
<b>Impacts of Proposal</b>		
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
<b>Internal</b>		
<b>Effective Staff</b>	<b>Maintain or Improve Services</b>	<b>Firm Financial Footing over the Longer Term</b>

<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
<b>Impacts of Proposal</b>		
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 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 had been identified as a key risk to the Local Plan's success and its future implementation. However, a dedicated Development Monitoring Officer has been recruited, along with a CIL Officer, and these will help ensure timely monitoring and collection of relevant CIL and Section 106 income streams.
- 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 the IDP are set out below

Risk	Nature of Risk	Likelihood	Impact	Mitigation
Infra-structure funding and delivery	<p>The issues around pooling S106 agreements are now less of a significant risk given that we have a CIL scheme in place.</p> <p>Further, the recent government consultation on proposed changes to guidance may lead to the removal of pooling restrictions in areas that have a CIL scheme in place. Adoption of the new guidance is due to occur late summer 2018</p>	4	3	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.
Forward funding of major infra-structure 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 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.
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## **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 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.
- 8.3 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.