

DRAFT INFRASTRUCTURE DELIVERY PLAN 2018

Head of Service/Contact:	Ruth Ormella, Head of Planning
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	
Annexes/Appendices (attached):	Annexe 1: Draft Infrastructure Delivery Plan 2018.
Other available papers (not attached):	Epsom & Ewell Infrastructure Delivery Plan April 2013

Report summary

The Borough-wide Infrastructure Delivery Plan provides an assessment of the additional provision and improvements required to support future growth across the Borough.

The Infrastructure Delivery Plan takes account of evidence prepared in support of the new Local Plan and is also a key supporting document to our Community Infrastructure Levy processes. It helps to inform our charging schedule and identify funding priorities.

It is important that our Infrastructure Delivery Plan is kept up-to-date. The enclosed Draft Infrastructure Delivery Plan has been prepared to take account of our objectively assessed housing need (identified as being 579 new homes per annum) and the latest evidence outlining the Borough's future infrastructure needs.

Recommendations

The Committee is invited to:

- (1) Approve the content of the Draft Infrastructure Delivery Plan; and**
- (2) Recommend to the Strategy and Resources Committee that the Kiln Lane Link be removed from the Infrastructure Delivery Plan.**

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1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy

- 1.1 The delivery and implementation of new development contributes towards all of the Borough Council's Key Priorities. The emerging new Local Plan will play a critical role in setting out how sustainable growth will be delivered over the next twenty years. The Infrastructure Delivery Plan (IDP) is an important piece of evidence that informs how we plan and deliver the Borough's future infrastructure needs.
- 1.2 The IDP also plays a key role in identifying and prioritising how the Borough allocates and spends monies collected through our Community Infrastructure Levy (CIL).

2 Background

What is an IDP?

- 2.1 An IDP provides an assessment of the key infrastructure requirements that will be needed to support new development in the borough over the Local Plan period. This includes physical, social and green infrastructure considered necessary to create and maintain sustainable communities.

Status and purpose of the current IDP

- 2.2 The Borough Council published its existing IDP in April 2013, which was prepared to support the introduction of the CIL. Following its publication, work has commenced on the production of a new Local Plan in order to reflect our objectively assessed housing need. It is therefore appropriate that our IDP be updated to identify the infrastructure improvements that will be needed to support our objectively assessed housing need.
- 2.3 Updating our IDP is an iterative process: as our Local Plan develops, the amount of housing the Borough can sustainably accommodate and where it could be located becomes clearer, so will the infrastructure requirements. Consequently, the draft IDP is considered a 'live' document. This reflects the current stage in the development of the Local Plan, because the Borough Council (as the local planning authority) is yet to confirm the scale of housing the Borough could sustainably deliver during the plan period.
- 2.4 Engagement with infrastructure providers has taken place to inform the preparation of the draft and will continue throughout the Local Plan process. As a 'live' document, the IDP will continue to be updated to reflect any further changes in infrastructure requirements. We anticipate that this require an annual review cycle.

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- 2.5 The IDP will also help inform the Borough Council's CIL spending decisions. By providing an overview of the Borough's infrastructure requirements across the Local Plan period, the IDP will help the Borough Council direct CIL funds in a timely manner to the areas of most need. However, it should be noted that the IDP is purely an evidence base document and does not seek to prioritise the infrastructure requirements. It is the role of the Borough Council's Joint Infrastructure Group (JIG) to make recommendations on the prioritisation of need and allocation of CIL funding. Their recommendations are subsequently passed to the Borough Council's Strategy and Resources Committee for decision.
- 2.6 Following the adoption of our new Local Plan, it is intended that our IDP will be refreshed on an annual basis. This will ensure that continues to reflect accurately the Borough's infrastructure requirements.
- 2.7 To summarise, the revision of the IDP has two purposes:
- i) It will be a key piece of evidence to support the new Local Plan through the examination process; where it will demonstrate that necessary infrastructure improvements should be in place to support the identified level of housing growth.
 - ii) It will help inform and guide our CIL spending decisions

Emerging findings

- 2.8 The level of information provided for each of the infrastructure categories in the draft IDP is varied. This reflects the way in which different types of infrastructure is provided and the level of detail the infrastructure providers require for their assessments of need. For example, while a significant uplift in housebuilding will have an impact on the demand for additional school places, this demand will be influenced by the location of new development. Albeit more so at primary level rather than secondary. As such, at this stage in the preparation of our new Local Plan / IDP process, only a broad need can be identified. This will be refined over time as the location of future new development becomes clearer.
- 2.9 There are a number of infrastructure requirements emerging through the draft IDP, which are likely to have significant funding requirements. Many of these requirements will evolve over time as the development of the new Local Plan progresses.
- 2.10 Continued engagement with infrastructure providers and stakeholders is necessary so as to align their strategic requirements in the IDP as our understanding of growth evolves. This may mean that infrastructure projects which have not as yet been identified, come forward, and we need to ensure our CIL prioritisation can facilitate where appropriate.

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- 2.11 Similarly, new transport infrastructure improvement schemes will also be dependent on the location of new development. While the scale of new development across the plan period will result in the need for investment in new transport infrastructure, the precise nature of the schemes is difficult to identify at this stage. Again, it will become clearer as the scale of growth and the sites needed to deliver it are allocated.
- 2.12 It is acknowledged that there are some gaps in the draft IDP as information is still being sought and/or there may not be a sufficient level of detail for infrastructure providers to make an assessment. It is anticipated that these gaps will be filled over the forthcoming months as development of our new Local Plan progresses.
- 2.13 The emerging needs identified in the draft IDP are:
- Highways – the latest draft highways modelling work suggests that while the network is already at capacity, the scale of anticipated growth is unlikely to be so significant as to prevent development coming forward. Investment will be required to manage the existing network and provide more sustainable transport choices.
 - Rail – Crossrail 2 will provide additional public transport capacity to increase housing demand. The project is still in its early stages.
 - Waste – housing growth over the past few years has placed significant pressure on the existing fleet of refuse and recycling vehicles. Additional development is highly likely to require additional infrastructure in the form of additional refuse and recycling vehicle(s).
 - Green Infrastructure – numerous schemes have been identified for the Borough's local nature reserves and Epsom Common. This will increase the capacity of existing assets in order to support the anticipated levels of planned-for growth.
 - Education – there is a need to increase capacity in education provision. At the minimum this is likely to require 2/3 additional Forms of entry at the primary level and 6 additional forms at secondary level.
 - Health – It is anticipated that there could be an additional requirement for GPs and their associated surgeries that provide for 9.9 new full time equivalent GPs during the new local plan period.
 - Parks and open spaces.
 - Police - It is anticipated that there could be a need for an additional 27 officers and 16 supporting staff members plus supporting infrastructure during the new local plan period.
 - Fire & Rescue – there is a long-term need for a replacement fire station as the existing station is no longer fit for purpose.

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Infrastructure schemes not included in the Draft IDP

- 2.14 A significant scheme, the Kiln Lane Link has not been included in this latest iteration of the IDP. The proposed scheme, comprising a new road crossing under the Epsom to Waterloo Railway Line to link the A24 East Street with Longmead Road, is no longer considered to be deliverable. While the scheme would deliver some benefits these are no longer considered to outweigh the considerable cost of the scheme, which is likely to have risen in excess of the most recent estimate of £25 million (2014).
- 2.15 The Borough Council's Strategy & Resources Committee has previously agreed to reserve a proportion of our CIL funds for the Kiln Lane Link. However, as other significant infrastructure requirements are emerging through the IDP, which will help support future housing growth, it seems inappropriate to continue to reserve funds for a scheme, which is unlikely to be deliverable. It is therefore suggested that the Kiln Lane Link be removed from the IDP. This will allow funds to be redirected towards other infrastructure requirements. Subject to the Committee's agreement, this recommendation will be made to the Borough Council's Strategy & Resources Committee.

3 Financial and Manpower Implications

- 3.1 The preparation, production, examination and implementation of the Borough Council's Local Plan imposes significant demands on staff within the Planning Policy and the wider Planning Department. Those resources are necessary to secure the preparation and production of new policy and the evidence used in its support. Optimising the use of our own internal resources, over the use of external contractors, ensures that our future policies are of high quality and are fully cognizant of local conditions. The IDP is a document that benefits from this approach.
- 3.2 Staff resources have already been allocated to secure the preparation and production of the new emerging Local Plan and the implementation our CIL.
- 3.3 Funds collected through our CIL is already making a valuable contribution towards the delivery of new infrastructure. However, it should be recognised that the Levy principally provides a source of top-up or leverage funding. Consequently, the Borough Council and its partners must be realistic in their aspirations and ensure that other funding streams are secured to ensure that future infrastructure needs are met.
- 3.4 ***Chief Finance Officer's comments: Financial implications have been covered in the body of the report.***

4 Legal Implications (including implications for matters relating to equality)

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4.1 National planning policy requires that the planning system be genuinely plan-led. When preparing new local plans, local planning authorities are required to plan and take full account of strategic issues. This includes planning for the delivery of an appropriate level of infrastructure improvement to support new growth. The preparation of a new IDP is a key milestone in that process. Once published the IDP will serve as a key piece of supporting evidence to be deployed in demonstrating the soundness of the new local plan.

4.2 ***Monitoring Officer's comments: None arising from the contents of this report.***

5 Sustainability Policy and Community Safety Implications

5.1 The IDP will help to deliver sustainable communities through ensuring that the necessary infrastructure required to serve these communities is identified and reflected in the Local Plan.

6 Partnerships

6.1 The Borough Council continues to work closely with infrastructure providers to ensure that the Delivery Plan meets the needs generated by future planned-for growth. On-going partnership working will continue to be important as it is a 'live document' that will continue to be updated as and when new infrastructure demands arise or projects are identified.

7 Risk Assessment

7.1 The IDP requires ongoing engagement with infrastructure providers to identify need, which will be reflected in the Local Plan. It is considered prudent not to make any significant CIL spending decisions until the Local Plan has progressed and the funds can be directed to where they are most needed.

7.2 There is a legitimate perception that community infrastructure capacity serves as a constraint to the delivery of new additional housing. However, experience demonstrates that the lack of infrastructure capacity rarely constrains the delivery of new additional housing. Nevertheless it is considered important that the local planning authority ensures that there is sufficient community infrastructure provision available to meet the needs of residents. The Borough Council will continue to explore this area of risk as the new Local Plan develops and the likely scale of future housing delivery is better understood.

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8 Conclusion and Recommendations

- 8.1 The draft IDP has identified a number of emerging infrastructure needs, which will be refined over time and as the Local Plan progresses. It is recommended that the Committee supports the content of the Draft Infrastructure Delivery Plan and agrees to its publication for the purposes of supporting the emerging new Local Plan and the identification of Community Infrastructure Levy funding priorities
- 8.2 Subject to the Committee's agreement; a recommendation be made to the Borough Council's Strategy & Resources Committee that the proposed Kiln Lane Major Highway Improvement Scheme be removed from the IDP and that any funds provisionally allocated to that scheme be redirected to infrastructure improvements that better support the future sustainable growth of the Borough.

Ward(s) affected: (All Wards);