PLANNING AND DELIVERING LOCAL INFRASTRUCTURE

UCL Infrastructure Seminar
John Rhodes - 21 June 2013
INTRODUCTION

• Policy principles

• Resources, responsibilities and delivery

• A joined up approach?

• Recipe for improvement
NPPF – A SOLID FOUNDATION

• NPPF puts positive planning through Local Plans at the heart of the planning system
• *Proactively drive and support sustainable economic development to deliver the homes, business and light industrial units, infrastructure and thriving local places that the country needs* (para 17)
• Work with stakeholders to assess the quality, capacity and need for the full range of infrastructure (162)
• Ensure there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion (177)
PREPARING LOCAL PLANS

• The evidence base should include an Infrastructure Study, consistent with the NPPF

• *Infrastructure and development policy should be planned at the same time to ensure deliverability of both infrastructure and development* (177)

• Local plans must be positively prepared to meet objectively assessed infrastructure requirements (182)
CIL – A NEW OPPORTUNITY

• CIL was introduced in 2010. It allows local authorities to raise funds from developers undertaking new building projects to fund a wide range of infrastructure that is needed to support the development of the area.

• CLG expect the levy to raise an estimated additional £1 billion per annum by 2016.

• Local authorities must first adopt a Charging Schedule setting out rates per sqm for net new floorspace.

• Section 106 tariffs will not be appropriate after March 2014.
PROCESS FOR CIL

1. Infrastructure Planning & Viability Assessment
2. Preliminary Draft Charging Schedule
3. Draft Charging Schedule
4. Examination
5. Adoption

Pooling limitation (R123) from April 2014
Residential CIL Range

£ per square metre

Portsmouth UA
Redbridge
Huntingdonshire
Shropshire UA
Newark & Sherwood
Poole UA
Wycombe
Bristol UA
Barnet
Croydon
Elmbridge
Greater Norwich
Havant
Huntingdonshire
Exeter
New Forest
Plymouth UA
Hamersmith and Fulham
Southwark
Merton
Kingston
Haringey
Surrey Heath
Bracknell Forest UA
Bath & North East Somerset
Dartford
Purbeck
Wealden
South Somerset
Havant
Sevenoaks
Taunton Deane
Sutton
Brent
Barnet
Croydon
Elmbridge
Greater Norwich
Havant
Huntingdonshire
Exeter
New Forest
Plymouth UA
Hamersmith and Fulham
Southwark
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Surrey Heath
Bracknell Forest UA
Bath & North East Somerset
Dartford
Purbeck
Wealden
South Somerset
Havant
Sevenoaks
Taunton Deane
Sutton
Central Lancashire
Bassetlaw
Barking & Dagenham
Southampton UA
Gateshead
Newcastle-upon-Tyne
Trafford
Southport
Central Lancashire
Bassetlaw
Barking & Dagenham
Southampton UA
Gateshead
Newcastle-upon-Tyne
Trafford
Southport
Central Lancashire
Bassetlaw
Barking & Dagenham
Southampton UA
Gateshead
Newcastle-upon-Tyne
Trafford
Southport
Central Lancashire
Bassetlaw
CIL V S106 (EXCLUDING AFFORDABLE HOUSING)
CIL RISKS AND CIL REFORMS

• High levels of CIL risk viability
• Closer scrutiny required at CIL examinations

• Strategic sites may have particular difficulty
• Reforms require a focus on delivery of key sites

• No right of appeal against CIL charge
• Greater scope for exceptions, but still no appeal
OBSTACLES TO DELIVERY

• CIL cannot be paid in kind with infrastructure
• Payment in kind now the subject of consultation

• Authorities’ list of infrastructure is illustrative
• May be tightened but still discretionary

• CIL is produced separately from the Local Plan
• Integrated working encouraged
WHAT INFRASTRUCTURE WILL BE DELIVERED?

• A wide ranging definition of infrastructure to support the development of an area
• All authorities can show a substantial funding gap
• Discretion to focus on political priorities
• Ability to change priorities
• No obligation on utility providers to engage
• No obligation to spend or deliver
PLANNING AND DELIVERY TOGETHER?

- Where practical, CIL charges should be worked up and tested alongside the Local Plan (175)
- Show and explain how the rates will contribute towards the implementation of the Local Plan (CIL Guidance para 8)
- Logically, CIL levels, infrastructure planning and the Local Plan should be one process
- Could CIL be a policy of the Local Plan?
CIL AS PART OF THE LOCAL PLAN

• Local Plans may not be sound unless the financing of infrastructure is robust
• Local Plans could increase the scale of the development to raise funds for necessary infrastructure
• One examination rather than two
• Allow planning appeals against CIL in exceptional circumstances
• Enable authorities to balance CIL, infrastructure and affordable housing
ACHIEVING POSITIVE PLANNING

• Local plans should set out a positive, deliverable vision
• Plan infrastructure and development together
• Commit to an infrastructure delivery plan
• Take proactive responsibility for delivery