



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

Infrastructure Planning & Viability Assessment



Preliminary Draft Charging Schedule



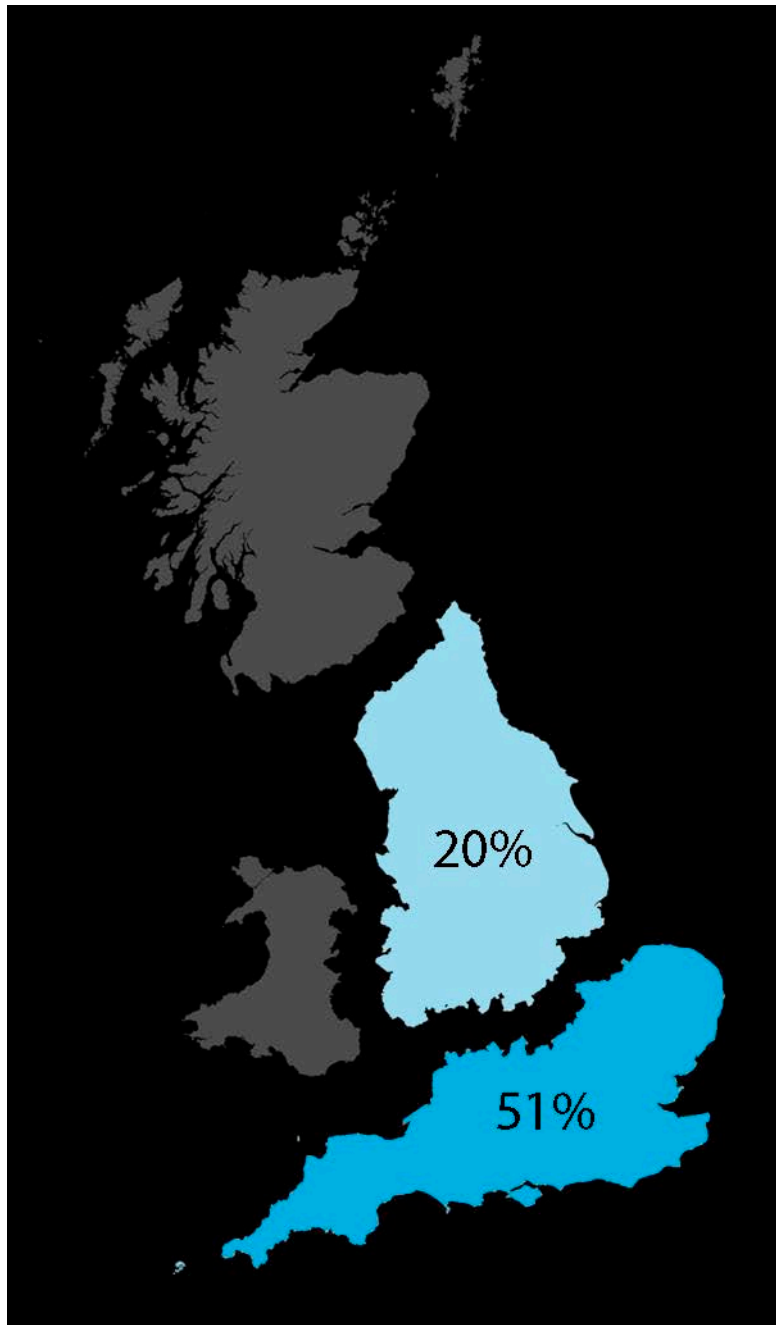
Draft Charging Schedule



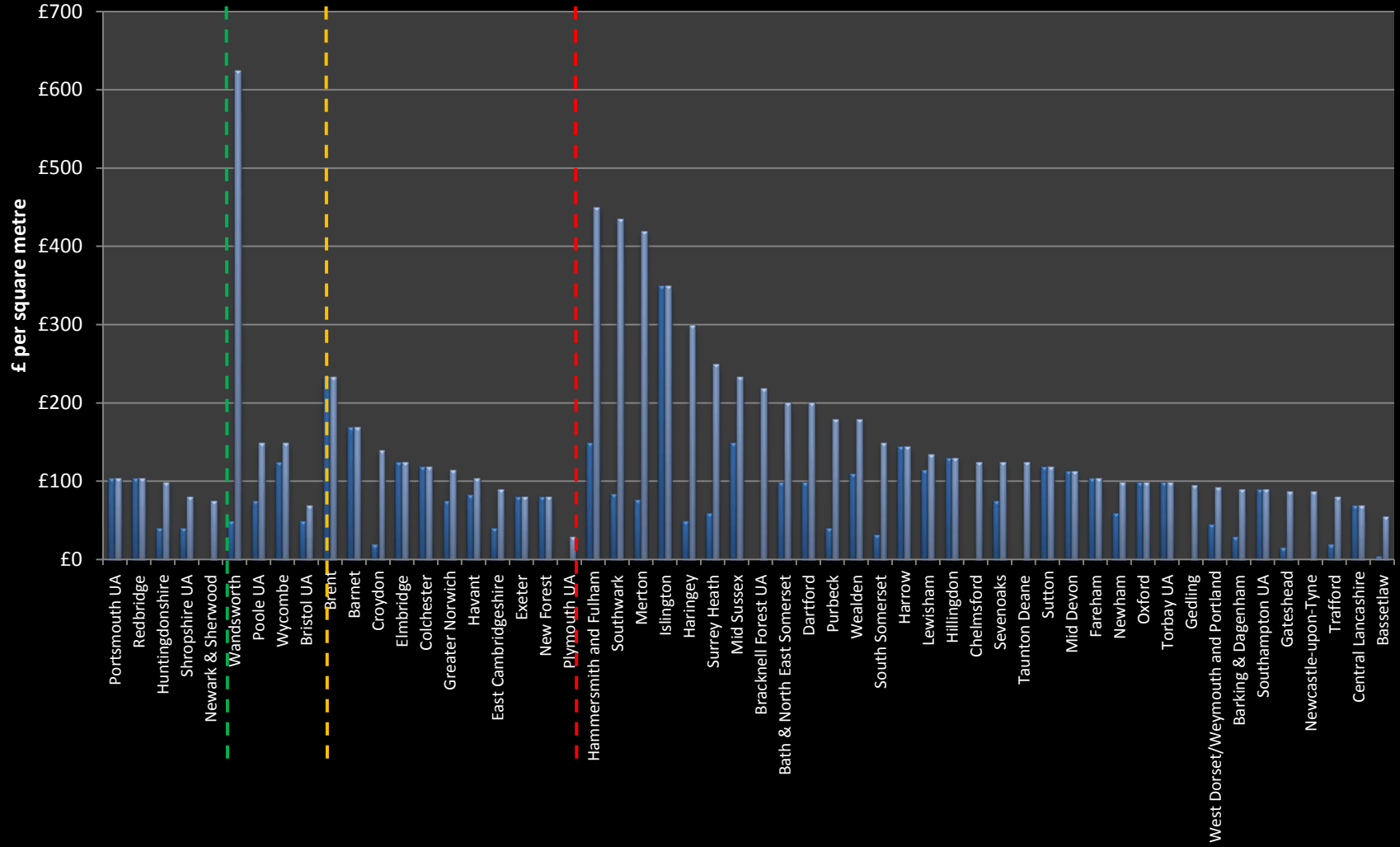
Examination



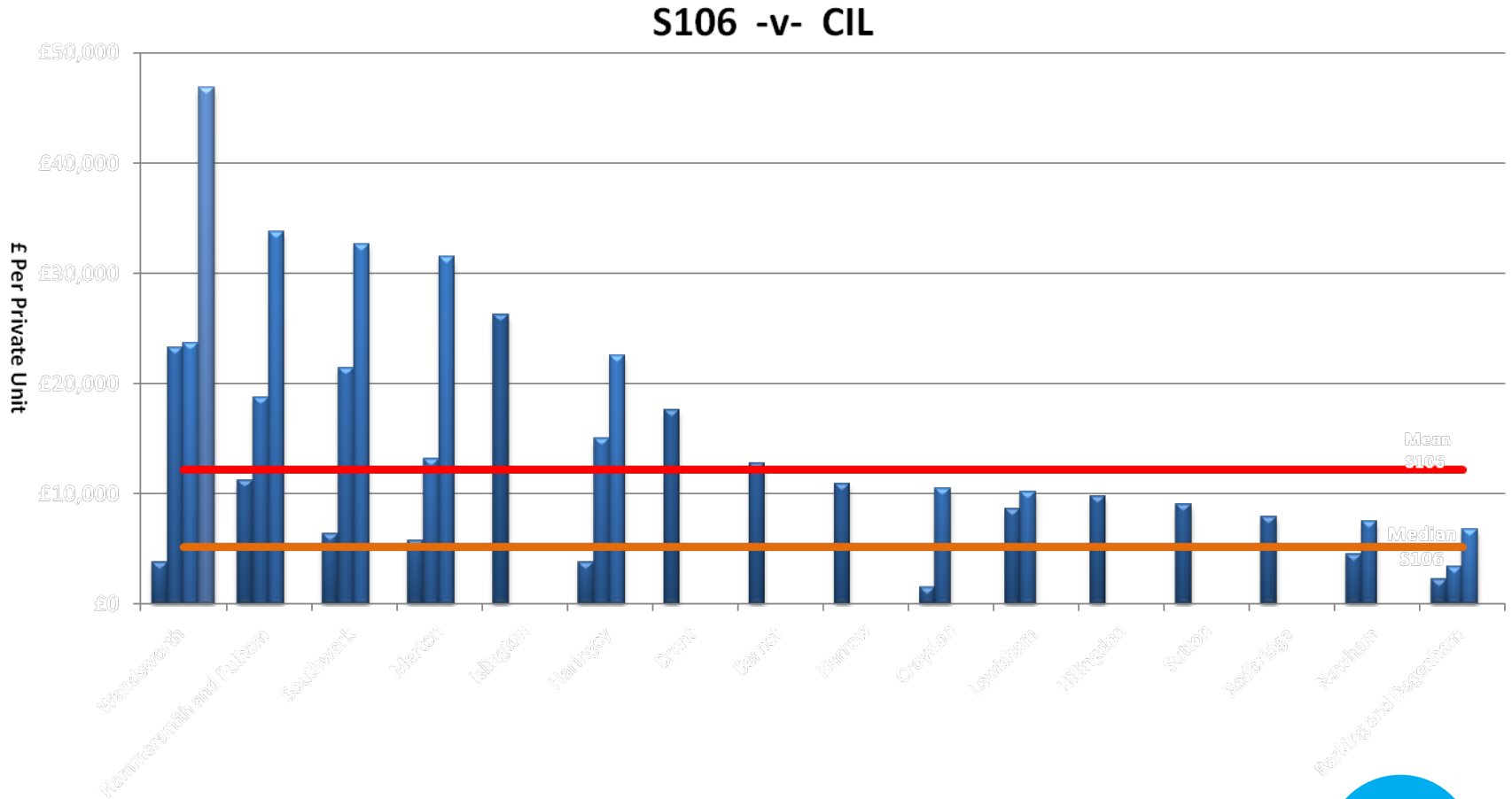
Adoption



Residential CIL Range



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