
Report to:	Cabinet	Date of Meeting:	15 January 2015
Subject:	Infrastructure Working Group Final Report	Wards Affected:	All
Report of:	Director of Corporate Services		
Is this a Key Decision? Exempt/Confidential	Yes No	Is it included in the Forward Plan?	Yes

Purpose/Summary

To present formally the Final Report of the Infrastructure Working Group

Recommendation

That the recommendations of the Infrastructure Working Group, as set out in paragraph 5 of its Final Report and detailed below, be approved:-

1. The Working Group propose that infrastructure proposals are assessed ensuring that they are sufficient to meet the diverse needs of the local community and mitigate any local adverse effects of development that may result in the failure of Local Plan objectives, recommendations and/or plan policies and to ensure the key principles for the Spatial strategy are met.
2. The Working Group recommends that the Sustainability Appraisal makes specific reference to infrastructure improvements to mitigate any problems, or maximise benefits, identified through the appraisal process. Such opportunities should be clearly highlighted through cross references between the Sustainability Appraisal and the Infrastructure Delivery Plan. Where mitigation is found to be impracticable or the wider impact on surrounding areas unacceptable, alternatives will be sought.
3. The Working Group propose that account is taken of the local evidence generated by Neighbourhood Plans and policies to ensure a holistic approach to planning within Sefton's Local Plan and associated documents in relation to the provision of infrastructure and community facilities.
4. The Working Group recommend that a report be submitted to Cabinet Members and Overview and Scrutiny Committee (Regeneration and Environmental Services), at the appropriate time, setting out the approach to the Community Infrastructure Levy and the potential relative priorities to be attached to the range of infrastructure needs. This process should be supported by giving priority to locally determined infrastructure needs and government guidance informing how Community Infrastructure Levy contributions should be allocated.
5. Flood Risk and Drainage: The Working Group recommends that any new development

does not increase flood risk from any source within the site and elsewhere, and where possible reduces flood risk.

6. The Working Group is concerned at the impact large development building sites may have on existing communities. The Working Group recommends that a clear policy approach is set out in the Local Plan and Infrastructure Delivery Plan to ensure that the infrastructure needed is provided in a timely manner.

7. The Working Group recommends that the clear policy approach includes measures to reduce or mitigate disruption caused by development including noise, pollution, increased congestion, and traffic impacts on the highway network. The Council is asked to maximise the use of planning conditions and legal agreements to control and mitigate impacts of new development – particularly in relation to traffic management, construction impacts and hours of operation.

8. The Working Group recognises the importance of the provision of adequate health provision and infrastructure. The Working Group requests that the Local Plan team work in liaison with the relevant Health officials to ensure that the impact of new homes is managed and planned well in advance so that sufficient health care is provided in the right locations. The Working Group requests that reports are submitted annually by Public Health (supported by Planning Services) to the appropriate Overview and Scrutiny Committees on this matter.

9. The Working Group recognises the importance of not only building homes but building communities. The Working Group requests that the Local Plan ensures that sufficient /appropriate community facilities are included in new developments with support from developers.

10. The Working Group recognises the important contribution of green spaces to making Sefton an attractive place to live. The Local Plan should include appropriate policies to protect valuable green spaces – including opportunities for establishing locally determined green space standards through neighbourhood planning, site specific master plans or development briefs. To be eligible to receive Community Infrastructure Levy the Working Group would encourage local communities to consider adopting a Neighbourhood Plan to maximise benefits to their communities.

11. The Working Group recommends that school places are provided as close as possible to where the need arises. The Working Group recommends that the provision for school facilities be incorporated into the Infrastructure Delivery Plan, with a clear approach to where, how and when additional school places will be provided.

12. Highways and Transport: The Working Group recommends that any development does not increase the number of additional daily car journeys to socially unacceptable levels and that policies should be included to require large developments to include (and fund) necessary highways improvements subject to them not having an unacceptable impact on the local community; such improvements should include benefits to accessibility and sustainable transport choices such a cycle lanes etc.

13. The Working Group recognises the importance of adequate public transport and requests that the Local Plan considers ways to improve transport East/West across the borough, including developers' role in assisting with supported transport services.

14. The Working Group recommends that any affordable and/or social housing is developed in a way that ensures ‘pepperpotting’ as opposed to clustering.

15. The Working Group recommends that housing mix in new developments reflects the demographic need for the local community and that appropriate local evidence is used as part of the policy.

16. The Working Group recommends that the Local Planning Authority in completing the publication draft, revisit policies related to the provision of infrastructure to ensure they are robust so that appropriate infrastructure will be delivered at the right time in the right place. A robust policy approach should be developed to ensure that an equitable balance is achieved between viability from a developers and landowners perspective and the social costs and benefits for the local community.

17. Sefton Council write to the Secretary of State for Communities and Local Government expressing concern about the potential risks associated with infrastructure providers and their ability to deliver required infrastructure at the right time and in the right place, and requesting the ability to apply harsher sanctions when planning conditions are unmet. The Secretary of State be asked to issue additional guidelines on viability assessments to include a more ‘balanced’ approach – including the assessment of community impact and value in addition to developers and landowners considerations.

18. That recommendations 1 to 17 above be monitored through the Authority Monitoring Report being submitted to Overview and Scrutiny Committee (Regeneration and Environmental Services) and Cabinet. This is a requirement for monitoring the implementation of the Local Plan and takes place at least once a year.

How does the decision contribute to the Council’s Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	√		
2	Jobs and Prosperity	√		
3	Environmental Sustainability	√		
4	Health and Well-Being	√		
5	Children and Young People	√		
6	Creating Safe Communities	√		
7	Creating Inclusive Communities	√		
8	Improving the Quality of Council Services and Strengthening Local Democracy		√	

Reasons for the Recommendation:

The Working Group has made a number of recommendations that require approval by both the Overview and Scrutiny Committee (Regeneration and Environmental Services) and the Cabinet.

Alternative Options Considered and Rejected:

The Infrastructure Working Group was established to consider and make recommendations on infrastructure issues arising from the Local Plan for Sefton (a report on the Local Plan for Sefton: Publication Draft Plan, produced by the Head of Planning Services, is attached elsewhere on this agenda). It is not an option for the Council to choose not to adopt such a Plan and as mentioned above, the Working Group’s recommendations have been produced to help guide the Council and communities during the Local Plan process.

What will it cost and how will it be financed?

(A) Revenue Costs

(B) Capital Costs

There are no financial implications arising for the Council as a direct result of this report.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial		
Legal		
Human Resources		
Equality		
1.	No Equality Implication	<input checked="" type="checkbox"/>
2.	Equality Implications identified and mitigated	<input type="checkbox"/>
3.	Equality Implication identified and risk remains	<input type="checkbox"/>

Impact of the Proposals on Service Delivery:

Not applicable

What consultations have taken place on the proposals and when?

The Head of Corporate Finance and ICT (FD.3318/14.) has been consulted and notes the report indicates no direct financial implications for the Council. The Head of Corporate Legal Services (LD 2610/14.) have been consulted and has no comments on the report.

Cabinet Member – Regeneration and Tourism on 17 November 2014.

Head of Planning Services

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

Contact Officer: Paul Fraser

Tel: 0151 934 2068

Email: paul.fraser@sefton.gov.uk

Background Papers:

There are no background papers available for inspection

1. Introduction/Background

- 1.1 The Overview and Scrutiny Committee (Regeneration and Environmental Services) established the Infrastructure Working Group to consider the Infrastructure issues arising from the preparation of the draft Local Plan. Accordingly, the Working Group has met on numerous occasions to undertake such review and its Final Report, together with associated recommendations, is attached.
- 1.2 The Overview and Scrutiny Committee (Regeneration and Environmental Services) met on 9 December 2014 to consider the Final Report and resolved (Minute No. 16) that “the Overview and Scrutiny Committee (Regeneration and Environmental Services) supports the contents of the Infrastructure Working Group Final report and recommends Cabinet to agree the recommendations as set out in paragraph 5 of that report”
- 1.3 The Cabinet is recommended to approve the Infrastructure Working Group’s Final Report.