



# Infrastructure

## Topic Paper No 12 – Summary

### Introduction

Securing and delivering new and /or improved infrastructure for the benefits of new and existing communities is a key objective of the Local Development Plan. The provision of high quality infrastructure including transportation (road & rail), education and health facilities, water and sewerage, waste management, open spaces and telecommunications creates the necessary conditions to generate further investment and job creation. For example the provision of fast fibre broad band affords opportunities to support existing Flintshire businesses and to create additional employment particularly within rural areas of the County. In short the provision of high quality infrastructure is a fundamental prerequisite for economic competitiveness and supporting healthier lifestyles.

### Context & The Role of the Plan

The LDP will facilitate development across the County for the period 2015-2030. It will identify the County's strategic infrastructure assets and the development plan process will test the capacity of the County to accommodate this development. This process will identify the need for new or enhanced infrastructure provision to support planned development. Planning policies will seek to ensure that new developments deliver identified infrastructure needs to ensure that the development does not take place without sufficient infrastructure provision. This could involve steering development into certain locations to make efficient use of existing infrastructure, and where existing infrastructure is insufficient ensuring this can and will be enhanced in permitting new development.

### Key Plans and Strategies

- People, Places, Futures, Wales Spatial Plan (2004) and Update (2008)
- Planning Policy Wales Edition 5 (2012)
- Wales Infrastructure Investment Plan (2012)
- National Transport Plan (2010)
- A Winning Wales, National Economic Development Strategy (2002)
- Wales; A Better Country; Strategic Agenda (2003)
- Rural Development Plan for Wales (2007-2013)
- Achieving our Potential 2006-2013; Tourism Strategy for Wales, mid term review
- The Environment Strategy for Wales (2006) –
- The Environment Strategy Action Plan (2008-2011)
- Water for People and the Environment; Water Resources Strategy for
- Wales (2009).
- Technical Advice Notes
- Community Infrastructure Levy, 'An Overview', Department for
- Communities and Local Government 2011.

### Issues to be addressed by the Plan

In preparing the plan the capacity of existing infrastructure, and the need for additional facilities, will be assessed through a Infrastructure Needs Assessment and Delivery Plan. This document will be a valuable part of the supporting evidence for the LDP. The Delivery Plan will be of particular value in providing greater clarity as

to future infrastructure needs with regards individual development sites and settlements. The production of the Infrastructure Needs Assessment together with the LDP will involve key infrastructure providers including the utility companies, transport agencies, health, education and community organisations to ensure that future capacity of different types of infrastructure can be addressed. The aim will be to seek to maximise the use of existing infrastructure to optimum levels and to identify the future infrastructure needs of planned development.

**Securing Infrastructure** - A key challenge posed to the Council in securing the infrastructure improvements required to support the planned development within the Local Development Plan is the introduction of the Community Infrastructure Levy (CIL). The CIL legislation provides the opportunity for local authorities to develop a local development tax on new development. Whilst the development of CIL is optional even those local authorities which choose not to develop CIL will be affected by the new legislation.

The CIL regulations have important repercussions for the use of S106 obligations specifically the regulations:-

- make the test for the use of S106 obligations statutory (S122)
- ensure that there is no overlap in the use of CIL and S106 (S123)
- limit the use of pooled S106 obligations post April 2015

In the future, CIL is the governments preferred method for collecting pooled contributions to fund infrastructure and the continuing use of S106 based tariffs will become increasingly problematic.

A key issue for the Flintshire LDP will be to determine whether a Flintshire CIL can be supported in a viable manner by development in the County and if it can, to bring together the evidence base to support the development of a CIL following the adoption of the LDP. In developing a CIL Flintshire will continue to use Section 106 Agreements however the use of these would

be targeted for specific types of development mitigation; development control; affordable housing; and for specified infrastructure projects.

## Potential Land Use Policies / Proposals

A criteria based Strategic Infrastructure Policy will be required within the LDP which will be linked to more detailed policies such as Integrated Transport, Waste Management, Open Space, & Community Facilities.