

Examination of the East Lindsey Core Strategy and the East Lindsey Settlement Proposals Development Plan Document (DPD)

Inspectors' matters, issues and questions (MIQs)

Stage 1 – Core Strategy

26 May 2017

Note: The MIQs for Stage 2 relating primarily to the Settlement Proposals Development Plan Document and 5 year supply of housing will be made available separately. Some cross-cutting issues relating to both plans will be considered in Stage 1.

Abbreviations:

ADM – additional minor modification proposed by the Council

CS – Core Strategy

Framework – National Planning Policy Framework

Regulations – The Town and Country Planning (Local Planning) (England) Regulations 2012

The Council's answers are in italics with any suggested modifications in red italics

Matter 20 - Infrastructure, S106 obligations (Policy SP28) and viability

Main issue: Is Policy SP28 sufficiently clear in respect of the type and scale of contributions which might be expected from different developments; and will sufficient funds be collected to deliver the necessary infrastructure?

Questions

SP28 Infrastructure and S106 Obligations

1. Given the restrictions on the pooling of S106 contributions since April 2015 (as explained in the Planning Practice Guidance), will the Council's approach secure sufficient funds to address any identified infrastructure capacity issues in water supply, drainage, education and healthcare? If not, how will these issues be addressed to meet the demands arising from new development?

The Council has a dedicated S106 officer who oversees the pooling of contributions ensuring that the effective gathering of financial contributions is possible. The officer ensures moneys sought are for a specific scheme and not just a generic purpose such as simply education for example. This approach allows the fullest number of contributions to be sought for a certain infrastructure scheme where viable to do so.

The Council has previously on a number of occasions looked at the possibility of introducing CIL charging on developments however due to the low residual land values the increased costs associated with CIL it was felt increased developer costs could lead to schemes becoming unviable, and until such time as land values raised was not felt an appropriate mechanism for securing monies for infrastructure. The Council will continue to monitor the amount of funds received and ensure that the amount of S106 monies received is in line with the need of infrastructure. During the plans five year review the Council will look to see if a move to CIL is necessary or if the current approach is proving effective enough to continue with. To date the Council has negotiated a total of £8,302,780.72 of which some £1,151,959.25 has been received by the Council.

2. Is the policy sufficiently clear about the circumstances in which financial contributions towards the delivery of infrastructure will be sought from developers and how they will be calculated? How would a developer know, for example, what type of infrastructure might be required; what type and scale of development would be expected to contribute; and how much money would be sought? Is it necessary to refer specifically to the Infrastructure Delivery Plan for this information, or to some other document?

It is felt the policy when read alongside the supporting text is clear as to when contributions towards the delivery of infrastructure are necessary and that the Infrastructure Delivery Plan outlines where current and potential future infrastructure capacity issues are. Where known the mechanism for which contributions will be calculated has also been included within the Infrastructure Delivery Plan for example health and education contributions. Private operations such as BT Open Reach and Anglian Water operate a system similar to that of pre application advice whereby site specifics can be discussed with developers including any onsite and offsite contributions likely to be required. As a living document the IDP is felt the most appropriate location for identifying potential infrastructure deficits and means of delivery as it can be updated as and when new information is made available to the Council.