
Eastleigh Borough Strategic Development

Infrastructure Delivery Plan (IDP) Advice Note

October 2016

1. A principal component of the successful delivery of the Strategic Development will be its Infrastructure Delivery Plan (IDP), which will sit alongside a Masterplan for the whole site. The IDP will establish not only the quantum and type of infrastructure to be provided, but, of vital importance, how and when that infrastructure will be funded and delivered.
2. The ability to demonstrate that the chosen approach is robust falls to both the Local Planning Authority and the development interests. Therefore, it is prudent to commence joint working at the earliest opportunity.
3. A robust IDP (underpinned by a site wide masterplan and phasing plan), is central to the delivery of a strategic site via more than one planning application.
4. The function of the IDP is to ensure that relevant development contributes to the delivery of the infrastructure on which balanced communities within the overall development envelope depend.
5. Based upon a site wide masterplan, the IDP will include a range of infrastructure measures drawing on the spatial vision and Local Plan Policy from which the allocation flows. The IDP can also aid in the forming of emerging planning policy by providing specific commentary of infrastructure requirements and delivery as part of the housing trajectory. Such measures will include, but are not limited to:
 - New roads
 - New Education Facilities
 - New Healthcare Facilities
 - Public Transport integration
 - Local Centre(s), including retail and community use
 - Formal sports provision
6. The IDP will contain a sequence of works, informed by both the Borough Council and service providers, where the phased delivery of infrastructure and housing is set out. In respect of the

funding of future phases of infrastructure, the IDP could provide for alternative mechanisms towards financing, such as the Borough Council acting as a facilitator/ bank, and holding payments made for future investment or, more specifically, individual phases of development overpaying for one item of infrastructure (e.g. a road or school), and under contributing towards a facility which will be delivered in a later phase.

7. Such mechanisms need to be considered in depth, but there are many options available (depending upon priorities), which need to be discussed and agreed between all parties.
8. The IDP will demonstrate co-ordination of the cumulative impacts, ensuring that each phase of development contributes to or delivers components of the strategic infrastructure. When forming the IDP, analysis will be required to identify which types of infrastructure are 'strategic' (i.e. applicable across the whole strategic development location), and those which can be dealt with by development phase (i.e. within an individual application site, or associated directly with the phased proposals themselves).
9. The strategic element will require a collaborative delivery approach, over the lifetime of the housing trajectory, through proportionate contributions by each component and via the involvement of both the County Council and Borough Council. The phased delivery could, however also proceed on the basis of associated infrastructure provision being provided directly by the developer, provided that the infrastructure provision was within land controlled by the development interests / Highway Land. A principal consideration of the mechanics of the IDP will be CIL, and whether the Strategic Sites to be delivered in the Plan Period will be CIL exempt, or if elements of infrastructure are to be met, in part, by the CIL.
10. The IDP should be developed in as much detail as possible but remain flexible to change. By setting out each component of the overall infrastructure requirement, the IDP is able to allocate delivery (or contribution towards it) from all parties, and where and when these items will be delivered by individual planning applications / phases. It will also attribute an accurate cost of each component of infrastructure required, particularly the strategic components where costs will

be shared between the parties. The IDP will be continually reviewed to ensure that costs remain accurate. The IDP will be a key document against which Legal Agreements in support individual applications will be framed.

11. The IDP would not represent Draft Heads of Terms for a Planning Application. Rather, it is to be used in the formation of draft Heads of Terms of the Section 106 Agreement for each phase of development it will include the following:
 - a list of the likely infrastructure requirements (based on the predicted need or known constraints and the necessary mitigation) and as outlined by the Local Plan.
 - a split of the infrastructure requirements into 'strategic' and, subsequently, indicative development phasing
 - a split of the broad percentage contribution applicable by phase and infrastructure components, to define the likely costs per phase.
 - achieve the infrastructure proposed based on a range of evidence sources
 - produce a site delivery trajectory and broad phasing plan on which to base the phased Heads of Terms.
12. It would not outline measures to implement affordable housing or site specific/ plot specific build costs as it relates to strategic infrastructure only. In effect the infrastructure elements in the IDP relate exclusively to abnormals, and relevant Section 106 and Section 278 costs (off-site and strategic contributions subject to a legal agreement).
13. Affordable Housing and site specific/ plot costs will be covered by phase specific viability toolkits where required.
14. There are numerous advantages to the approach described, not least of which is the ability to progress more than one planning application at the same time albeit that each is linked by an overarching masterplan and IDP which will inform legal agreements.

15. Development of this scale must be freed, wherever possible, of encumbrances to the delivery of housing and infrastructure provision. At any one time there must also be multiple outlets on site, so as to maintain a deliverable supply of housing and to mitigate the potential limiting effects of market demands on supply.

16. The approach described was considered as part of the Kentwood Farm Appeal process, (APP/X0360/A/11/2157754), where the Secretary of State in common with the Inspector found that an IDP constitutes “another relevant mechanism”, which is capable of delivering the infrastructure of Strategic Development Locations in accordance with the requirements of the Development Plan, and implemented via more than one Planning Application.

END

Christopher Rees
Director

+44 (0) 23 8071 3944
+44 (0) 7812 965 396
crees@savills.com

2 Charlotte Place
Southampton
SO14 0TB