

Policy D11: Securing Infrastructure

Introduction

- 2.332 New development will normally need a number of different infrastructure requirements to support it. Phased delivery of strategic and local infrastructure is a key component of implementing the Local Plan proposals. Such infrastructure provision includes (but is not limited to) transport, water supply, wastewater treatment, flood defences, public utilities, health, education, green infrastructure, recreation and social facilities. The NPPF states that local plans should plan positively for the development and infrastructure required in the area. Box 12 sets out the Council's overall approach on this matter.

Box 12: Infrastructure Strategy

The Council will work with infrastructure providers and other partners to ensure the appropriate provision of infrastructure, in terms of quality and capacity can be provided to support development when required. This will be achieved in the following ways:

Establishing infrastructure requirements – working with infrastructure providers, site promoters and other stakeholders to establish infrastructure requirements (for example through the Infrastructure Assessment Report), and monitor delivery through the IFS and IDP. The Council will regularly keep requirements up-to-date through liaison with providers, site promoters, GBC services, Hampshire County Council, PfSH, and Coastal Partners.

Securing funding – Where appropriate the Council will use developer contributions including CIL to fund infrastructure. Where there is a funding gap which may impact the deliverability of identified infrastructure requirements the Council's Funding Officer will work with partners to identify funding opportunities and bid for funds. Where necessary the Council will continue to lobby Government to assist in delivering brownfield regeneration in the Borough, including funding to deliver flood risk management infrastructure which can provide wider benefits to the public and local economy.

Delivering infrastructure – work to ensure infrastructure is delivered in a timely and efficient manner, including the use of planning conditions and obligations to secure delivery where appropriate. The Council will ensure that infrastructure providers and site promoters deliver infrastructure where and when it is needed as part of the phasing of development to ensure development is supported by appropriate infrastructure.

POLICY D11: SECURING INFRASTRUCTURE

- 1. The Council and its partners will work together to review and monitor existing infrastructure provision and identify new infrastructure needs within the Borough.**
- 2. In determining the appropriate level of infrastructure required for both site-specific and off-site measures, the highest priority will be given to the following types of infrastructure:**
 - a) flood risk management measures;**
 - b) transport infrastructure including public transport (including extensions and links to the Bus Rapid Transit route), walking, cycling, electric vehicle charging points and associated facilities, and where appropriate highway improvements;**
 - c) economic development (including skills and digital infrastructure);**
 - d) education and training facilities (including nurseries, primary and secondary schools and post-16 education);**
 - e) green infrastructure (including open space, biodiversity net gain, nutrient neutrality measures and climate change adaptation and mitigation); and**
 - f) community infrastructure (including sports, community, health and social care facilities).**
- 3. Development proposals will be permitted where it can be clearly demonstrated that the required infrastructure can be provided prior to the occupation of the new development. Where there are circumstances which mean a phased approach to delivering infrastructure is more appropriate, this will be subject to negotiation and agreement with the Council and secured through an appropriate planning obligation.**
- 4. New Infrastructure provision or improvements to existing assets will be provided on-site as an integral part of a development and secured through an appropriate planning obligation. Where a contribution towards off-site infrastructure provision is required in lieu of on-site provision, this will be secured through the Community Infrastructure Levy and/or planning obligations as appropriate. For sites where changes to the public highway are necessary such works will be secured through a Section 278 agreement.**

EXPLANATION OF POLICY D11

Overall approach (Point 1 of Policy D11)

- 2.333 To accord with the principles of sustainable development, this Local Plan proposes that growth within Gosport is located within existing urban areas. There are no opportunities for major new greenfield sites that are dependent on the provision of completely new infrastructure. Growth within Gosport is therefore more dependent on the general provision of infrastructure keeping pace with development. This makes determining the necessary infrastructure a more complex undertaking requiring an understanding of existing provision and whether there are any deficits.
- 2.334 In order to meet the Local Plan objectives and create a genuinely sustainable community the provision of good infrastructure in the right location at the right time is essential. The role of the Local Plan is therefore to help maintain existing infrastructure and enable new infrastructure to be developed. This can be achieved by ensuring that the Council works in partnership with a range of key stakeholders including developers, infrastructure providers, neighbouring authorities and the local community. Policy D11 therefore sets out the broad principles to delivering infrastructure within the Borough.
- 2.335 The key requirement regarding infrastructure provision relates to how, when and where the necessary infrastructure is provided and by whom. Details of the known requirements and associated issues are contained within the Council's Infrastructure Assessment Report (IAR)¹³⁸ with further information regarding funding and delivery included within the Infrastructure Funding Statement (IFS)/ Infrastructure Delivery Plan (IDP) which is updated annually and published on the Council's website¹³⁹.
- 2.336 The Council's assessment of infrastructure requirements will be regularly reviewed during the plan period as inevitably infrastructure demands will emerge that have not been identified at the present time. There may also be difficulties in delivering certain elements of infrastructure which may need to be reviewed.
- 2.337 It will be necessary to ensure that the appropriate level and type of infrastructure is provided to support the anticipated level of development, including:
- transport including public transport infrastructure (bus and ferry), measures to encourage walking and cycling, highway improvements and electric vehicle charging points and associated facilities;
 - education and training facilities including nurseries, primary schools, secondary schools and post-16 education;

¹³⁸ www.gosport.gov.uk/GBLP2042

¹³⁹ www.gosport.gov.uk/infrastructure

- health including strategic and local health care;
- social facilities including social/community facilities, sports centres, sports pitches, parks and play space;
- public services including libraries and cemeteries;
- emergency services including fire and rescue, ambulance and police;
- utilities including gas, electricity, water supply, wastewater, telecommunications and energy generation;
- green infrastructure; and
- flood risk management measures.

Prioritising infrastructure (Point 2a-f of Policy D11)

- 2.338 Investment in infrastructure will be a key component in delivering net zero emissions by 2050 and infrastructure will need to be adaptive and resilient to a changing environment.
- 2.339 The Council has identified a number of key infrastructure priorities which are set out below:
- 2.340 **Flood risk management measures:** Identifying, assessing and managing flood risk is a key consideration for the Council. Flood events are becoming more frequent in the UK and therefore identifying and managing flood risk from all sources of flooding has become an increasingly important issue in the planning of new development and the critical infrastructure needed to support it. New infrastructure must be delivered in an efficient and timely way and must be designed and maintained so it can respond to the effects of climate change over the longer term. Effective management of this risk can be achieved through locational choices, and where necessary appropriate mitigation measures can be put in place to protect the development. New development proposals will therefore contribute towards improving the infrastructure priorities identified in Policy D11.
- 2.341 **Transport infrastructure:** The Council will support improvements to the existing public transport network, including extensions and links to the Bus Rapid Transit route, and will work with the Local Transport Authority (LTA) to secure appropriate funding and where necessary safeguard land. Additional infrastructure and enhancements to existing provision for walking and cycling will be encouraged and supported, and will be delivered in conjunction with the LTA where appropriate and in accordance with current and future walking and cycling strategies.
- 2.342 The Council will take a proactive approach towards new development proposals (where these comply with other policies in the Local Plan) in locations which are well supported by existing public transport provision, or where new public and active travel links can be provided to ensure that those developments can be provided with genuine modal choice which reduces reliance on the private car (see Policy D12).

- 2.343 Electric vehicle charging infrastructure and associated facilities should be provided as part of development proposals in line with Building Regulations and the latest best practice as a minimum (see Policy DE3).
- 2.344 The Council will also support improvements to the Borough's highway networks, both to alleviate existing congestion challenges and where improvements in highway safety can be made. These will particularly be prioritised where evidence shows that these schemes will reduce pollution and/or improve air quality in the vicinity of those locations and where there are benefits for the safety of vulnerable users.
- 2.345 The Council will safeguard land required to deliver schemes (see Policy A6) including those identified in the latest Hampshire County Council Local Transport Plan. Where appropriate developer contributions will be sought for this provision.
- 2.346 **Economic development:** Securing appropriate levels of infrastructure to support economic development and digital infrastructure will continue to be key objectives for securing wider economic investment in the Borough. The need to support and enhance the skills of the local population in supporting the local economy is also a key objective of the Local Plan.
- 2.347 The use of Skills and Training Plans on qualifying sites will play a key role in delivering effective and timely training opportunities within the Borough (see Policy E2).
- 2.348 The need for effective and efficient digital infrastructure is a key component to securing economic development. There is a continued focus on greater flexible working practices particularly working from home and the strong growth in online retailing and services means there is a need to deliver fast and reliable broadband and telecommunications. This is recognised in both the Solent LEP's Gosport Infrastructure Investment Plan and the Council's Economic Development Strategy (2021). The Local Plan will support the use of appropriate digital infrastructure (see Policy E5) to support the creation of new, skills and employment opportunities.
- 2.349 **Education and training facilities:** Facilities to improve education and nursery provision will be supported. The Gosport Infrastructure Investment Plan (GIIP)¹⁴⁰ identifies a number of strategic investment priorities including facilities for higher education, dedicated marine and maritime skills and a hospitality skills centre.
- 2.350 **Green infrastructure:** will be secured as an integral part of all new development alongside other appropriate infrastructure such as utilities and transport networks. Green infrastructure includes a wide range of measures (see Policy D4) including provision of new open spaces and natural features

¹⁴⁰ The Gosport Infrastructure Investment Plan (Solent LEP, 2019)

within design such as green roofs, tree planting and Sustainable Drainage Systems. Where it is not appropriate to secure on-site provision, a developer contribution will be secured through either the Community Infrastructure Levy or Section 106 Agreement as appropriate.

- 2.351 **Community infrastructure:** provision of high quality community facilities including cultural, health, education and training and built leisure facilities make a key contribution to supporting a high quality environment for local communities. Further detail on protecting and enhancing these facilities is set out in Policy C6.
- 2.352 Provision of community facilities will generally be secured through the Community Infrastructure Levy. However there will be some instances in the context of major dwellings of over 100 residential units where it may be necessary to provide community buildings or land on-site as part of the overall development proposal. Further details relating to this can be found in the explanatory text accompanying Policy C6.

Delivery of infrastructure (Point 3 of Policy D11)

- 2.353 It is important that infrastructure needs are met in an efficient and timely manner and therefore there may be circumstances where it will be necessary for new or improved infrastructure to be provided before the commencement of the development occurs. There may also be circumstances where it is more appropriate to deliver the necessary infrastructure requirements for a development site through an agreed phased approach in line with development completions or occupation.
- 2.354 The provision of certain types of infrastructure including utilities such as local sewerage facilities will need to be secured by agreement with the relevant service provider. The developer will be required to contact the provider as early as possible in the planning process to determine whether network reinforcement will be required to accommodate development.
- 2.355 The Council will ensure that the site is served by on-site infrastructure that is essential to enable the development to proceed and will normally secure such measures through planning conditions and/or planning obligations where appropriate.

Developer contributions (Point 4 of Policy D11)

- 2.356 In some instances it will not be possible to provide the required infrastructure on-site and therefore a developer contribution will be necessary. This will normally be via the Community Infrastructure Levy (CIL). This mechanism allows local authorities to raise funds from developers which can be used to fund a range of infrastructure that is needed as a result of development.

- 2.357 The Council's CIL Charging Schedule sets out the tariffs that will apply to various types of development and is supported by a Whole Plan Viability Assessment which will be refreshed at appropriate times during the plan period. The Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations (2010) and the subsequent amendments (2011-2020).
- 2.358 The Schedule will also be accompanied by the annual IFS which contains the Infrastructure List setting out which forms of infrastructure will be funded by CIL (formerly known as the '123 List'). Qualifying developments will be required to make payment in line with the Charging Schedule.
- 2.359 In some instances there may be a requirement to collect a developer contribution, normally by planning obligations contained in a legal agreement (a Section 106 Agreement or a Section 278 agreement in the case of highway works or improved facilities for cyclists and pedestrians) in accordance with the statutory tests. This will often be for particular works associated with that development.
- 2.360 In accordance with the NPPF, the Council recognises that development sites should be subject to a reasonable level of contributions to support necessary infrastructure which do not threaten their viability and the deliverability of a proposal. As part of the whole plan viability assessment, costs such as affordable housing and standards of construction have been taken into account as well as abnormal development costs associated with major regeneration sites.
- 2.361 The Council will aim to strike a balance between the need of securing necessary infrastructure to support the development (as well as delivering other identified planning objectives) with the need to ensure the development remains viable.
- 2.362 The Council will monitor the delivery of infrastructure throughout the plan period and report this annually through the IFS which includes an update of the IDP and the AMR.

Further information

Infrastructure Assessment Report (GBC, 2026)
www.gosport.gov.uk/GBLP2042

Infrastructure Funding Statement and Infrastructure Delivery Plan (GBC, published annually)
www.gosport.gov.uk/infrastructure

Authority Monitoring Report (GBC, published annually)
www.gosport.gov.uk/AMR