

POLICY LP2: INFRASTRUCTURE

- 1. The Borough Council and its partners will work together to review existing provision and identify new infrastructure needs within the Borough.**
- 2. Planning permission for development will be granted provided that:**
 - a) adequate infrastructure, services and/or facilities are available; or**
 - b) arrangements have been made by the developer to provide or improve the existing infrastructure, services and facilities, both on and off site, which are made necessary by the development.**
- 3. The payment of financial contributions will be required through the Community Infrastructure Levy (CIL) and/or planning obligations to ensure that proposals make an appropriate and reasonable contribution to the cost of infrastructure provision to support the development.**

EXPLANATION OF POLICY LP2

- 5.9 Policy LP2 sets out the principles relating to the Borough's infrastructure requirements including the need to secure public sector funding for new infrastructure together with appropriate provision from developers. The current infrastructure provision and the known requirements are set out in the Borough Council's Infrastructure Assessment Report and Infrastructure Delivery Plan (2014).

Overarching Approach (Points 1 and 2 of policy LP2)

- 5.10 It will be necessary to ensure that the appropriate level and type of infrastructure is provided to support the anticipated level of development. This includes, but is not limited to the following:

- Transport including roads, public transport infrastructure (bus and ferry), and measures to encourage walking and cycling;
- Education and training facilities including nurseries, primary schools, secondary schools and post 16 education;
- 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.

- 5.11 The Infrastructure Assessment Report sets out in more detail the issues associated with each type of infrastructure. The Infrastructure Delivery Plan sets out as far as practicable when, where and by whom key elements of the infrastructure will be delivered. An important aspect of delivering the necessary infrastructure at the right place and at the right time will be through partnership working with other neighbouring local authorities and statutory infrastructure providers.

Developer Contributions (Point 3 of policy LP2)

- 5.12 The Borough Council recognises that 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 contributions required. The Borough 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 condition.
- 5.13 In many 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. The Borough Council's CIL Charging Schedule⁴⁸ sets out the tariffs that will apply to various types of development and is supported by a viability study which will be refreshed at appropriate times during the Plan period. The Charging Schedule has been prepared in accordance with Community Infrastructure Levy Regulations (2010) and the subsequent amendments (2011-2014). The Schedule will also be accompanied with a '123 List'⁴⁹ which sets out the infrastructure that will be funded by CIL. Qualifying developments will be required to make payment in line with the charging schedule.
- 5.14 In some instances there may be a requirement to collect a developer contribution, normally by planning obligations contained in a legal agreement (Section 106 Agreement) in accordance with the statutory tests. This will often be for particular works associated with that development that are not covered by the CIL. The Borough Council has prepared a Planning Obligations and Developer Contributions Strategy⁵⁰ which sets out the various types of obligations including developer contributions that arise from the policies of the Local Plan. Its objectives are to provide greater clarity to developers and the local community when the Borough Council will seek Section 106 contributions and other types of obligations and how these interact with CIL.
- 5.15 In accordance with the NPPF, the Borough 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 CIL viability work, 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. It is recognised that this work is at a moment in time and that a site's viability will change over the Plan period as part of the economic cycle.
- 5.16 The Borough 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.

⁴⁸ <http://www.gosport.gov.uk/cil>

⁴⁹ <http://www.gosport.gov.uk/cil>

⁵⁰ <http://www.gosport.gov.uk/cil>

6.0 SPATIAL STRATEGY

What is the scale of development and where will it be located?

INTRODUCTION

- 6.1 The Spatial Strategy aims to deliver the overarching Vision and objectives of the Local Plan (see Section 4) and sets out the scale of development that is appropriate and sustainable for the Borough over the plan period to 2029. It has been prepared having regard to the core planning principles set out in the National Planning Policy Framework.
- 6.2 The Spatial Strategy provides the framework for the more detailed policies of the Local Plan and establishes how much development should take place and where it should be located. It outlines opportunities for development through the identification of Regeneration Areas and other key locations as well as establishing the principle that certain sites should be safeguarded for existing uses (see Key Diagram).
- 6.3 The ‘how much development?’ aspect of the Spatial Strategy is the result of significant collaborative work of the PUSH authorities for the South Hampshire sub-region. The Spatial Strategy aims to ensure that local economic, housing and community needs are addressed whilst fully taking account of environmental and design considerations. It recognises the general presumption in favour of sustainable development.
- 6.4 The ‘where to locate development?’ part of the Spatial Strategy has been largely determined by the availability of brownfield sites in the Borough, primarily as a result of the MoD legacy. The Borough Council also considers that other areas in the Borough such as the Gosport Waterfront, given its prominent location overlooking Portsmouth Harbour and proximity to the town centre, should be redeveloped to stimulate the local economy.
- 6.5 The Spatial Strategy also sets out the locations where there is a presumption against development in order to protect the Borough’s precious natural assets. The policy presumes against development outside of the urban area and promotes the use of sustainable brownfield land, which are generally of lesser environmental value.