



**FDC/Matter 13**

**FENLAND LOCAL PLAN CORE STRATEGY  
DEVELOPMENT PLAN DOCUMENT**

**EXAMINATION**

**FENLAND DISTRICT COUNCIL STATEMENT**

**MATTER 13: DELIVERING INFRASTRUCTURE**

**Fenland District Council**  
Fenland Hall  
County Road  
March  
PE15 8NQ

November 2013

[www.fenland.gov.uk](http://www.fenland.gov.uk)

## **Fenland District Council Statement in response to Matter 13: Delivering Infrastructure**

### **ISSUES and QUESTIONS**

#### **Q1. Will the LP be effective in delivering the infrastructure required to support the growth envisaged in Fenland?**

In short, yes, except for one minor exception relating to Open Space provision (which is discussed towards the end of this Statement).

Policy CS13 – Supporting and Managing a Growing District sets out the Council's policy in relation to the provision of infrastructure for all new developments.

This policy makes it clear that all developments will be required to be supported by and have good access to infrastructure and planning permission will only be granted, and backed up by conditions or a legal agreement where necessary, if there is sufficient infrastructure capacity to support and meet all the requirements arising from the development. Development proposals will be required to consider all of the infrastructure implications of a scheme and not just those on the site or its immediate vicinity, as well as its provision in a timely manner.

This strategic, overarching policy (especially part (a)) is a fundamental one to the plan. It forms the starting point for ensuring growth takes place with necessary infrastructure provision. It is worth noting that part (a) is almost identical to an 'infrastructure' policy within Peterborough's Core Strategy (Policy CS12), a policy found sound by an Inspector.

To support Policy CS13, the Council has also adopted an Infrastructure Delivery Plan (IDP) (CD030) which is a "living document" which can be altered to include new priorities as they emerge. The Core Strategy, at page 58, gives a useful overview of the IDP purpose and content. The IDP outlines the key infrastructure requirements needed or desired to support the growth in Fenland. It will help to coordinate infrastructure provision and ensure that funding and delivery timescales are closely aligned to that in the Core Strategy.

The IDP will be regularly updated as and when infrastructure is identified built, costed or details confirmed. It will be used to inform decision making in relation to Policy CS13, prioritise spending of the Council's resources, and be used to lobby government and other infrastructure providers to implement new infrastructure.

As well as identifying critical, necessary and aspirational infrastructure to support the growth envisaged in Fenland, the IDP sets out a range of potential funding mechanisms. It provides estimated costs, timing of delivery and risks as well as a process for monitoring provision through its Authorities Monitoring Report (AMR) on an annual basis.

Overall, the Council is committed to working in partnership with other delivery bodies, authorities, developers and other agencies in order to secure and co-ordinate the delivery of necessary infrastructure, and in doing so ensure the IDP is up to date. FDC is therefore confident that policies in the Local Plan, and particularly Policy CS13 of Core Strategy combined with the Infrastructure Delivery Plan, will be effective in delivering the infrastructure to support the growth in the district throughout the plan period.

However, to further bolster the effectiveness of ensuring infrastructure is delivered at the right time and in the right place, the Council can confirm that it intends to commence work testing

whether a CIL is an appropriate tool for Fenland. There is no certainty at this stage that the Council will introduce a CIL, a decision clearly to be subject to the outcome of a viability assessment to take place over the early part of 2014 and subject to a review of the further regulatory changes introduced by government.

Alongside the potential introduction of a CIL, the Council also intends to update its wider developer contributions guidance, as confirmed by the text in part (b) of the Policy and on page 74 of the Core Strategy (the latter summarising the wider planning policies in force or to be deleted in Fenland). Unfortunately, progress on CIL preparation (and associated updates to the wider developer contributions policy framework) is not as advanced as was originally anticipated on publication of the Proposed Submission Core Strategy in February 2013, primarily due to the need to evaluate the considerable changes to the CIL regulations brought in by government during 2013. Therefore, it is necessary to update the whole of section 7.1 (p74) of the Core Strategy to ensure it is up to date. These changes are set out as Proposed Modification MPC/7/006.

Turning to the infrastructure issue of Open Space, Appendix B of the Core Strategy sets out a comprehensive set of standards for provision of open space alongside new development. Having reviewed the Standards, the Council considers a number of minor tweaks are necessary to ensure the Core Strategy is effective at delivering the right amounts of open space, in the right places.

These changes are set out in Proposed Modification MPC/APXB/001.