



Purbeck Core Strategy Development Plan Document

Examination into the soundness of the plan

Statement on behalf of Purbeck District Council

Hearing date: Thursday 18 May 2012 – 2pm

Matter 21: Implementation and Monitoring (Chapter 9 – policy DEV)

Issues

- 21.1 Does the Core Strategy give sufficient guidance on the provision of the infrastructure that is required to support both existing and future development? Is infrastructure capacity likely to be available to support the timely implementation of the strategy? How will it be funded and delivered?
- 21.2 Are the organisational mechanisms in place to ensure that joint working with other agencies can be ensured where required?
- 21.3 Is the monitoring framework for each policy likely to be adequate? Are the local targets sufficiently clear and capable of measurement? Does the CS incorporate sufficient flexibility?
- 21.4 Is the relationship between the CS and the forthcoming CIL Charging Schedule sufficiently clear?

Introduction

1. This statement considers all the issues within Matter 21: Implementation and Monitoring (Chapter 9 – policy DEV).

Statements of common ground

2. Statements of common ground have been submitted in relation to the implementation of Suitable Alternative Natural Green Space as a means of mitigating the impact of residential development on protected heathland.

Why the Council considers the Core Strategy sound

3. Each issue raised by the Inspector is considered in turn below:

21.1 Does the Core Strategy give sufficient guidance on the provision of the infrastructure that is required to support both existing and future development? Is infrastructure capacity likely to be available to support the timely implementation of the strategy? How will it be funded and delivered?

Guidance on the provision of infrastructure

4. Core Strategy Background Paper 9¹ sets out an Infrastructure Plan for the District. The paper provides the evidence for Core Strategy policies that require infrastructure provision, for example, Policy DEV: Development Contributions. Officers produced and updated the background paper in liaison with infrastructure providers within the District. The paper includes the most current information that officers have obtained.
5. Officers are reviewing the background paper again as part of the work to prepare for the Community Infrastructure Levy. This paper will provide an up-to-date reflection of infrastructure requirements.
6. Section 9 of the Core Strategy establishes the relationship between the Core Strategy, development contributions which the Council currently collects, and the future implementation of a CIL Charging Schedule. The Council currently collects financial contributions towards the provision of transport infrastructure (Policies IAT: Improving Accessibility & Transport and Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck) and heathland mitigation (Policy DH: Dorset Heaths International Designations) through the traditional section 106 approach. These contributions are non-negotiable requirements to address the significant adverse impacts of development on the district. The Council's approach to collecting the contributions is provided in the Dorset Heathlands Interim Planning Framework and Purbeck Transport Strategy Review 2010².

Infrastructure capacity

7. The Infrastructure Plan and Core Strategy do not identify infrastructure deficiencies (beyond the provision of transport infrastructure and heathland mitigation) that would prevent development coming forward in accordance with the phasing of the plan.

¹ CD35a: Volume 9: Purbeck Infrastructure Plan

² CD160: Purbeck Transport Strategy (PTS) Review 2010

Funding and delivery

8. The Council anticipates that development will fund the majority of infrastructure provision either through a financial contribution or on-site provision. The Council has undertaken viability testing³ to assess the ability of residential development to support the delivery of infrastructure provision. The viability testing investigated a range of scenarios, including the provision of affordable housing plus either £10,000 or £15,000 of other development contributions (includes heathland, transport, open space and recreation, and education). The viability testing concluded that 40 - 50% affordable housing is achievable with £15,000 of additional contributions. The Council will undertake additional viability testing as part of the preparation of CIL. The additional testing will ensure that development is able to fund and deliver the infrastructure requirements necessary to support its provision.

21.2 Are the organisational mechanisms in place to ensure that joint working with other agencies can be ensured where required?

9. Officers produced the Infrastructure Background Paper in liaison with infrastructure providers across the district. Officers have a good working relationship with infrastructure providers including Dorset County Council, Dorset NHS and utility providers. The Council's statement on the duty to co-operate⁴ includes further detail of this joint working. The working relationship between officers and infrastructure providers has further improved through the preparation of the CIL.

21.3 Is the monitoring framework for each policy likely to be adequate? Are the local targets sufficiently clear and capable of measurement? Does the CS incorporate sufficient flexibility?

Adequacy of the monitoring framework

10. Chapter 9 and Appendix 3 of the Core Strategy provide a monitoring framework for Core Strategy policies. The framework will ensure that the Core Strategy Spatial Vision and Objectives lead to implementation of relevant policies. The monitoring framework includes a mixture of contextual, sustainability appraisal (SA) (included within annex 1 of the Minor Changes Schedule)⁵, core output and local output indicators. The Council's Annual Monitoring Report (AMR) will report on each indicator.
11. An annual review of the AMR indicators, targets and triggers for policy review will ensure that the monitoring framework is adequate and achievable within the team's resources. The AMR will continue to include sections on the progress of the Local Development Scheme, (a monitoring framework for other documents produced within the Local Development Framework), progress against national and regional targets (including Core Output Indicators), and the delivery of infrastructure provision.

Local targets and flexibility

12. The monitoring framework will ensure effective policy implementation and delivery of the policy principles. The core and local indicators include targets and triggers for

³ CD114: Purbeck DC Viability Update (2010)

⁴ SD25: Purbeck Core Strategy Duty to Co-Operate Statement

⁵ SD26: Minor Changes Schedule

review. The triggers for review will enable effective monitoring and management of progress. The SA indicators (included within annexe 1 of the Minor Changes Schedule) will ensure that the significant sustainability effects of plan implementation are identified. The indicators will also enable the Council to take appropriate remedial action where adverse effects may result.

13. Officers are testing the indicators and targets within the AMR to ensure that they monitor the purpose of the policy and to ensure the suitability of local targets and triggers for review. Officers will undertake a review of the monitoring framework through the preparation of each AMR to ensure that indicators and targets remain relevant, flexibility remains within the Core Strategy, and additional indicators are included where required (for example, to monitor policies within other plans).
14. The National Planning Policy Framework (NPPF) does not contain any guidance on monitoring of the Local Development Framework (LDF) and more specifically the Core Strategy. However, the Council will continue to monitor documents produced as part of the LDF (including the Core Strategy) to ensure an effective and robust 'plan, monitor and manage' approach to plan preparation.

21.4 Is the relationship between the CS and the forthcoming CIL Charging Schedule sufficiently clear?
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15. From April 2014, the Council will no longer be able to collect development contributions towards transport infrastructure and heathland mitigation through the Section 106 approach. The Council will instead need to have in place a Community infrastructure Levy (CIL) Charging Schedule. The CIL will ensure that the Council can continue to 'pool' financial contributions in order to mitigate against the cumulative impact of development. The CIL will also deliver the 'non site-specific' infrastructure requirements which are necessary for development to take place as set out in the Infrastructure Plan. The Council is committed to the preparation and implementation of CIL by 2014. The CIL will ensure that development can provide towards heathland mitigation and transport infrastructure which are both essential requirements to enable development to proceed within the district. The Council's commitment to the implementation of CIL, together with the interim arrangements for financial contributions is made clear in Section 9 of the Core Strategy and Policy DEV: Development Contributions.

Suggested changes for the Inspector to consider

16. Update as per changes 103-106 and 109 of the Minor Changes Schedule.