

**REPORT OF THE CHIEF OPERATING OFFICER PLACE****INFRASTRUCTURE UPDATE****1. Purpose of the Report**

- 1.1 To inform the Scrutiny Committee how the Council are planning for future infrastructure delivery within the city and progress made in respect of this to date.

**2. Background**

- 2.1 As part of the preparation of a Local Plan, the council is required to prepare an Infrastructure Delivery Plan (IDP) which sets out the infrastructure that will be required to support the delivery of the proposals set out within the plan. The IDP is also required to provide details of the expected delivery timescale for the infrastructure, who will deliver it and how much it is likely to cost.
- 2.2 To support the draft Core Strategy and Development Plan (CSDP), the council has prepared and published a draft IDP which provides detailed guidance on the infrastructure improvements that will be required to support the delivery of the proposals in the plan. A link to the Plan is available below and a full copy of the Plan is available in the Members Room.
- 2.3 In addition to the CSDP, the council are also currently consulting on the draft South Sunderland Growth Area Supplementary Planning Document (SSGA SPD). A separate detailed Infrastructure Delivery Study has been prepared for the SSGA, which identifies the infrastructure that will be required to support the new residential communities, the costs associated with this and how the money will be raised from developers.
- 2.4 In addition to planned infrastructure in support of a Local Plan, local planning authorities are also able to collect money for necessary infrastructure approval through the planning application process by entering into a legal agreement under Section 106 of the Town and Country Planning Act (1990).
- 2.5 Section 106 contributions can only be collected where it can be demonstrated that the improvements to the infrastructure are necessary to make an otherwise unacceptable development acceptable in planning terms.

**3. Current Position***Core Strategy and Development Plan*

- 3.1 A draft Infrastructure Delivery Plan was published alongside the CSDP for consultation. The document includes an infrastructure schedule setting out the infrastructure improvements that would be required to support the growth envisaged by the policies within the Plan.

- 3.2 The document has been informed by a number of technical background studies such as the Transport Assessment and Education Plan, but also through ongoing discussions with a range of stakeholders who provide infrastructure within the city. The draft IDP is currently out for consultation until 2<sup>nd</sup> October 2017. Following this, the council will finalise the IDP for submission alongside the CSDP to the Secretary of State.
- 3.3 The draft IDP is seen as a 'live' document and will be regularly updated as the plan develops and more information is provided through our ongoing discussions with stakeholders.

#### *South Sunderland Growth Area*

- 3.4 Work on the South Sunderland Growth Area has been underway for some time with the Council committed to delivering housing growth within the south Sunderland area.
- 3.5 In order to ensure that development across the sites within the SSGA is planned comprehensively, the council has been preparing the SSGA Supplementary Planning Document, which will be used as a material planning consideration in the determination of planning applications.
- 3.6 Alongside the preparation of the SPD, the council has also been working closely with infrastructure providers and prospective developers to ensure that all development proposed within the SSGA contributes towards the necessary infrastructure improvements.
- 3.7 The infrastructure improvements which will be required to support the SSGA are set out within the supporting Infrastructure Delivery Study. Key improvements identified include:
- Completion of the Doxford-Ryhope link road;
  - Subsidy towards bus provision;
  - Extensions to two existing primary schools and the completion of one new 1.5 form primary school;
  - Creation of a new Suitable Alternative Natural Greenspace (SANG);
  - Creation of 4 play parks;
  - Provision of a new 3G pitch, grass pitch and changing accommodation;
  - 42 new allotment plots; and

- 3.8 The study identifies the likely costs of the infrastructure and the developer contributions which will be sought from developers to fund this.

#### *Planning Obligations (Section 106)*

- 3.9 As part of the planning application process, the council often enters into Section 106 legal agreements with a developer to ensure that any necessary

infrastructure improvements required as a result of the development can be undertaken.

- 3.10 The Council is currently in the process of preparing a Planning Obligations Supplementary Planning Document (SPD), which will provide detailed guidance on what infrastructure the council will seek financial contributions towards, in what circumstances we will seek these contributions from developers and provide clear guidance on how this will be calculated. This document will take effect over the full City wide area and will take into account experience to date in areas such as the SSGA.

## **5. Recommendations**

- 5.1 The Scrutiny Committee note the work that is being done by the council to plan for infrastructure improvements within the city

## **6. Glossary**

None

## **7 Background Papers**

Draft Infrastructure Delivery Plan (July2017)

<http://www.sunderland.gov.uk/CHttpHandler.ashx?id=19103&p=0>

South Sunderland Growth Area Infrastructure Delivery Study

<http://www.sunderland.gov.uk/CHttpHandler.ashx?id=19085&p=0>