

PHASE 2 – INFRASTRUCTURE CAPACITY STUDY AND DELIVERY PLAN (IDP) – EAST OF THE BOROUGH AND BOROUGH-WIDE STUDY

Executive Summary

The Council at its meeting on 3 December 2020 resolved that ‘Council calls for a joint study with other authorities and partners on the future infrastructure requirements of the east of Woking based on both current and future demand and that the terms of the study come to the next meeting of the Executive’. The terms of the Study were reported to the Executive accordingly and was approved at its meeting on 4 February 2021. The Executive agreed that the Study should be done in two parts. The first part focused on transport, education, flooding and health. This had been completed and considered by the Working Group at its meeting on 21 July 2021, the Executive on 9 September 2021 and approved by Council on 14 October 2021. An Infrastructure Sub-Group of the Joint Committee has been set up with a Terms of Reference to coordinate the delivery of infrastructure. The second part of the Study, the subject of this report focuses on

- Social and Community Infrastructure;
- Public Services (including emergency services);
- Utilities; and
- Green Infrastructure.

The revised IDP (2021) identifies the nature and type of infrastructure that will be needed to enable the on-going delivery of the Core Strategy and the Site Allocations DPD, how the infrastructure will be delivered, by whom and at what cost. The IDP is a living document that will be regularly updated to take account of new information to make sure that it continues to be robust in supporting the delivery of the Core Strategy.

The revised IDP goes further than a study of the infrastructure needs of east of the Borough, it also reviews the borough-wide infrastructure needs to support the delivery of the Site Allocations DPD. The revised IDP for the east of the Borough and the borough-wide IDP are both included in Appendix 1.

The report was considered by the LDF Working Group at its meeting on 16 December 2021. The Minute of the Working Group meeting is attached as Appendix 2 to the report.

Recommendations

The Executive is requested to:

RECOMMEND TO COUNCIL That

the contents of the Infrastructure Capacity Study and Delivery Plan be noted and approved.

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Reasons for Decision

Reason: To ensure that future development is supported by adequate infrastructure in a timely manner to facilitate sustainable development.

The item above will need to be dealt with by way of a recommendation to Council.

Background Papers: [Infrastructure Capacity Study and Delivery Plan \(2018\)](#)

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1.0 Introduction

- 1.1 The Council at its meeting on 3 December 2020 resolved that ‘Council calls for a joint study with other authorities and partners on the future infrastructure requirements of the east of Woking based on both current and future demand and that the terms of the study come to the next meeting of the Executive’. The terms of the Study were reported to the Executive accordingly, and was approved at its meeting on 4 February 2021. The Executive agreed that the Study should be done in two parts. The first part focused on transport, education, flooding and health. This had been completed and considered by the Working Group at its meeting on 21 July 2021, the Executive on 9 September 2021 and approved by Council on 14 October 2021. The second part, the subject of this meeting focuses on
- Social and Community Infrastructure;
 - Public Services (including emergency services);
 - Utilities; and
 - Green Infrastructure.
- 1.2 Members should note that National Planning Policy (NPPF) requires local plans to make provision for infrastructure to support planned development. In this regard, the Council had prepared an Infrastructure Delivery Plan (IDP) (2011) to support the delivery of the Core Strategy. This was scrutinised by the Secretary of State as part of the Examination of the Core Strategy. The Secretary of State considered the IDP sufficiently robust. The IDP was reviewed in 2018 to bring it up to date to support the delivery of the Site Allocations Development Plan Document (DPD), and once again was scrutinised as part of the Examination of the Site Allocations DPD. The Site Allocations DPD has been found sound and legally compliant and adopted by Council on 14 October 2021. The period for a legal challenge to the adoption of the Site Allocations DPD has expired, and the IDP will make a significant contribution to the sustainable delivery of the DPD.
- 1.3 Planning for infrastructure provision is a continuous and an iterative process. In this regard, the Council has committed to review the IDP bi-annually to bring it up to date and take into account any new information. The next review is due, and it is within this broader policy context that the terms of the Study was agreed by the Executive.
- 1.4 The review of the IDP has been done in-house with significant engagement and partnership working with all the key infrastructure providers. In preparing the IDP, Officers had been acutely aware that the Council is establishing a stronger commitment to embedding a culture of engagement and consultation into the decision making process, empowering communities and making decisions alongside communities. In this regard, stakeholder and community engagement had been central to the preparation of the IDP.
- 1.5 In accordance with the Council resolve, it is intended that this second part of the IDP will be reported to Council at its meeting on 10 February 2022 with a recommendation to note and approve the IDP.

2.0 Purpose of the review of the IDP and what it is about

2.1 The revised IDP

- provides an up-to-date baseline position establishing current infrastructure provision, identifying any shortfalls and potential constraints to development;

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- sets out up-to-date infrastructure and service requirements in respect of the overall quantum of growth proposed in the Core Strategy;
 - sets out specific infrastructure and service requirements in respect of the Council's proposed spatial distribution of growth contained in the adopted Site Allocations DPD; and
 - identifies, where appropriate, the specific infrastructure requirements for individual site allocations included in the Site Allocations DPD.
- 2.2 The Study comprise of a comprehensive review of the 2018 IDP where new information is available and is borough-wide in its geographical coverage. It covers the following infrastructure categories – social and community infrastructure, public services (including emergency services), utilities and green infrastructure. In accordance with the Council resolve, there is also a bespoke and a separate extract setting out the specific infrastructure requirements to support development proposals in Byfleet and West Byfleet (east of the Borough).
- 2.3 The IDP is purposely structured to provide clarity. The first section is the schedule of infrastructure identified to support the planned development. The second section is a detailed analysis of infrastructure needs that has informed the infrastructure schedule. Copies of the borough-wide revised IDP and the extract for Byfleet/West Byfleet are attached as Appendix 1.
- 3.0 How the IDP had been prepared, including stakeholder engagement**
- 3.1 The Council had agreed for the Study to be done in two parts. The first part focused on four key infrastructure areas – transport, education, flooding and health. The first part had been completed and approved by Council. A draft of the second part was completed for targeted community engagement from 7 October 2021 to 12 November 2021.
- 3.2 Stakeholder involvement had been central to the preparation of the IDP. The IDP has been prepared in-house by the Planning Policy team with an on-going involvement and partnership working with the relevant Infrastructure Providers. This includes the utilities' providers, County Council and officers of the Council. The Infrastructure Providers had been involved in all aspects of the Study, including determining and agreeing the methodology for the Study, providing necessary technical and up to date information, assisting in drafting relevant sections of the document and scrutinising each stage of the process for quality assurance where relevant.
- 3.3 Community engagement and consultation was also an essential part of preparing the IDP. All Neighbourhood Forums and Resident Associations were sent a draft copy of the IDP on 7 October 2021 and were engaged in a face to face virtual discussion of the contents of the IDP, which was well received by those who attended. The virtual meeting took place on 3 November 2021. The stakeholders were also given sufficient time up to 12 November 2021 to send their written comments for that to be taken into account before the draft IDP was finalised. Council had requested that the Byfleet/West Byfleet and Pyrford Neighbourhood Forums be consulted when undertaking the Study. They were fully engaged accordingly. However, given the nature and scope of the Study, the invitation to engage was extended to all the other Neighbourhood Forums and Resident Associations across the Borough.
- 3.4 Officers from the Planning Policy and the Green Infrastructure Teams were available at the face to face meeting to address residents' concerns.
- 3.5 Members have been appropriately and adequately engaged. The Portfolio Holder for Planning has been briefed at each key stage of the process. Ward Councillors for Byfleet, West Byfleet

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and Pyrford have all been sent draft copies of the Borough-wide IDP and the extract for Byfleet/West Byfleet. The Leader of the Council and the Leader of the Opposition have been sent copies. Minor amendments that were suggested during the face to face meeting and stakeholder engagement have been incorporated in the IDP and are highlighted.

- 3.6 As next steps, it is expected that the final draft of the second part of the Study will be reported to Council for all Members to note and approve at its meeting on 10 February 2022. Subject to the recommendations of Council, the intention is to combine parts 1 and 2 of the Study and publish the revised IDP as a single document.

4.0 Corporate Strategy

- 4.1 The IDP supports the following objectives of the Corporate Plan –

- Promoting a strong economy – by ensuring that development is supported by adequate and appropriate infrastructure such as transport and education. This will help promote investment, support business retention and promote Woking as a destination for business to relocate to;
- Improving the Borough's biodiversity and green infrastructure – the IDP will set out how much green infrastructure is needed to support development;
- It will help to improve the health and wellbeing of the community by ensuring the provision of health and recreational facilities to support development;
- Sustainable development – The IDP identifies further opportunities for energy efficiency and generation. This will help the Council to achieve its climate neutral objectives.

5.0 Implications

Finance and Risk

- 5.1 There are no additional cost implications for preparing the IDP. However, Members should note that when the IDP is approved, it will form the framework and evidence base for justifying developer contributions sought by the Council.
- 5.2 National planning policy requires local plans to make provision for infrastructure to support development. This should be informed by an up to date information. There is a risk that the delivery of the Core Strategy/Site Allocations DPD will be supported by an out of date IDP if it is not approved.

Equalities and Human Resources

- 5.3 There are no equalities or human resources implications.

Legal

- 5.4 National planning policy requires the Council to make sufficient provision for infrastructure to support planned development. The IDP will enable the Council to meet this requirement.
- 5.5 Paragraph 5.139 of the Core Strategy commits the Council to review the IDP bi-annually. The latest IDP was reviewed in 2018. This revised IDP fulfils this policy requirement.

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6.0 Engagement and Consultation

6.1 See paragraphs 3.2 – 3.5 above.

7.0 Conclusions

7.1 It is essential that the delivery of the Core Strategy and the Site Allocations DPD is supported by an up to date IDP to ensure sustainable development. The IDP identifies the nature and type of infrastructure that will be needed to enable the on-going delivery of the Core Strategy and the Site Allocations DPD, how the infrastructure will be delivered, by whom and at what cost. Subject to the recommendations of Council, it is intended that the revised IDP will be published by early next year, soon after Council meeting on 10 February 2022. The IDP is a living document that will be regularly updated to take account of new information to ensure that it continues to be robust in supporting the delivery of the Core Strategy.

REPORT ENDS