

## **TERMS OF JOINT STUDY ON THE FUTURE INFRASTRUCTURE REQUIREMENTS OF THE EAST OF WOKING**

### **Executive Summary**

At the Council meeting on 3 December 2020 it was 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 report sets out what has already been done to assess the nature, type and scale of infrastructure to support the development identified in Byfleet and West Byfleet up to 2027 and the terms of what would be done to assess future requirements.

The Study will be done in two phases. The first phase will focus on updating four key infrastructure areas in the IDP – transport, education, flooding and health. These are the infrastructure areas that received significant number of responses during the consultation of the main modifications to the Site Allocations DPD. It is anticipated that this phase will be completed in April/May 2021. The second phase will cover the rest of the other infrastructure areas in the IDP. This will be completed in August 2021. The 2018 IDP will provide a robust foundation for the review.

### **Recommendations**

The Executive is requested to:

#### **RESOLVE That**

- (i) the infrastructure already identified to support the proposed development in the Site Allocations Development Plan Document (DPD) relating to Byfleet and West Byfleet, as set out in Appendix 1 to the report, be noted; and
- (ii) the terms of the study to identify the future infrastructure requirements to support proposed development in Byfleet and West Byfleet be agreed.

### **Reasons for Decision**

Reason: To enable the assessment of the infrastructure requirements to support proposed future development in Byfleet and West Byfleet.

The Executive has the authority to determine the recommendations set out above.

## Terms of Joint Study on the Future Infrastructure Requirements of the East of Woking

**Background Papers:**        [Infrastructure Delivery Plan \(2018\)](#)  
                                      [Woking Core Strategy](#)  
                                      [Site Allocations Development Plan Document \(DPD\)](#)

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## Terms of Joint Study on the Future Infrastructure Requirements of the East of Woking

### 1.0 Introduction

- 1.1 This background provides the context of what the Council is required to do by national policy to identify the necessary infrastructure to support planned development, what it has done in accordance with the national policy and what it will do to meet the infrastructure needs to support future development in Byfleet and West Byfleet.
- 1.2 The Council, at its meeting on 3 December 2020, had before it a petition signed by 2,739 individuals that called for the 'withdrawal of modified Site Allocations Development Plan Document and resubmission of a new plan'. The petition was debated by Members and, whilst the concerns of residents were noted, Members resolved not to withdraw the Site Allocations Development Plan Document (DPD). The DPD has evolved over many years with significant community involvement. It was considered that its withdrawal at this stage will cause significant delay to its preparation with significant adverse implications for managing development across the Borough. The Site Allocations DPD is going through Independent Examination conducted by an Inspector of the Secretary of State. The Examination Hearings considered how the Council has identified the necessary infrastructure to support development, including development proposed in Byfleet and West Byfleet. The need for infrastructure to support the delivery of the allocated sites was a key discussion at the Hearings. The Council is expecting the Inspector's Report in due course.
- 1.3 The main modifications to the Site Allocations DPD was published for consultation between 18 September 2020 and 14 December 2020. The petition was submitted as a representation to the consultation and has been logged by the Council as a duly made representation, and together with all the other representations received during the consultation will be sent to the Inspector to be taken into account before he submits his Final Report. The Examination should be allowed to run its course to be able to assess the Inspector's conclusions on the issues raised during the consultation, including the release of Green Belt land. Members have called 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'. If the Inspector was to find the Site Allocations DPD sound and legally compliant, the outcome of the Study will assist in delivering the proposed development. The report sets out the terms of the study with timescales for carrying it out.
- 1.4 A lot of work has been done by the Council to identify the infrastructure needed to support development identified in the Core Strategy and the Site Allocations DPD. National planning policy requires local plans to make provision for infrastructure to support planned development. The Council has an adopted Core Strategy and had prepared an Infrastructure Capacity Study and Delivery Plan in 2011 (IDP) to identify what infrastructure would be needed and how it can be funded and brought on-stream at appropriate time. This was scrutinised by the Secretary of State at the Examination of the Core Strategy and was considered by the Inspector as sufficiently robust. Whilst the IDP covered the period up to 2027, it was comprehensively reviewed only in 2018 to bring it up to date to inform the preparation of the Site Allocations DPD. The revised IDP was considered by the Woking Joint Committee at its meeting on 26 September 2018 and was well received. The revised IDP was a supporting evidence submitted to the Inspector as part of the Examination Documents for the Site Allocations DPD, and is considered robust and defensible. The IDP is on the website and can be accessed by this link: <https://www.woking2027.info/ldfresearch/infrastructure/idp2018.pdf>.
- 1.5 The 2018 IDP sets out the capacity of existing infrastructure and the impact of future development on that infrastructure including all the development proposals identified in Byfleet and West Byfleet. It also sets out the mechanisms in place to ensure that the additional infrastructure necessary to support the development is provided over the plan period. This includes the scale of the new infrastructure to be provided, by whom, how, at what cost and to what timescales.

## **Terms of Joint Study on the Future Infrastructure Requirements of the East of Woking**

- 1.6 The IDP has always remained a live document that is actively monitored and updated to ensure that it is robust and up to date as possible, taken into account changes in need, capacity and the availability of funding sources.
- 1.7 The IDP has been prepared with the active involvement of the relevant infrastructure providers and partners such as Surrey County Council, Environment Agency, Thames Water, Affinity Water, Thameswey Group and Surrey Police Authority. All neighbouring authorities were consulted and their comments taken into account before the IDP was finalised. The list of partners involved in its preparation is listed in the IDP for reference (see pages 33 – 34 of the IDP). The IDP is informed by a number of technical evidence base studies (see pages 30 – 32 of the IDP).
- 1.8 It should be noted that there could be other specific infrastructure over and above what is identified in the IDP that might be secured through Section 106 Agreement when specific proposals come forward for development. Attention is drawn to the key requirements of the proposals in the Site Allocations DPD. They set out the potential site specific infrastructure requirements that will make the development of the sites acceptable.

### **2.0 List of infrastructure identified in the IDP to support proposed development in Byfleet and West Byfleet up to 2027**

- 2.1 Appendix 1 is an extract from the 2018 IDP listing the infrastructure already identified to support the proposed site allocations in Byfleet and West Byfleet. As can be demonstrated, a lot of work has been done to assess the necessary infrastructure that will be required to support development in Byfleet and West Byfleet, how they will be provided, by whom, at cost and by what timeframe. This covers transport, education, green infrastructure, health, flood alleviation, open space, social and community infrastructure, public service and utilities. This work was done in 2018 and was considered by the Woking Joint Committee before it was published. The IDP was well received by the Joint Committee. The IDP was submitted to the Inspector conducting the Examination of the Site Allocations DPD as supporting evidence. The Council has committed to the bi-annual review of the IDP, and that work has just begun. The Study requested by Council will form part of this work.

### **3.0 Terms of the study on the future infrastructure requirements of the East of the Borough**

- 3.1 The study will comprise of a comprehensive review of the 2018 IDP with an extract setting out the specific infrastructure requirements to support development proposals in Byfleet and West Byfleet. The Study will cover – the policy context for the study, the partnership and governance arrangements for the study, standards to identify existing deficiencies (surplus) and to identify requirements, likely impacts of development planned including anticipated demographic, social, and green infrastructure, and infrastructure delivery plan and validation. The Director of Planning will oversee the Study.
- 3.2 The Study will be done in two phases. The first phase will focus on updating four key infrastructure areas in the IDP – transport, education, flooding and health. These are the infrastructure areas that received significant number of responses during the consultation of the main modifications to the Site Allocations DPD. It is anticipated that this phase will be completed in April/May 2021. The second phase will cover the rest of the other infrastructure areas in the IDP. This will be completed in August 2021. The 2018 IDP will provide a robust foundation for the review.
- 3.3 The work will be done in-house. Officers will work in partnership with all the relevant infrastructure providers and neighbouring authorities to carry out the Study. Byfleet and West Byfleet both have Neighbourhood Forums. Officers will ensure that they are consulted at key stages of the Study. The Study will be informed by various technical studies and up to date information provided by the relevant infrastructure providers. The outcome of the Study will be reported to the LDF Working Group, the Joint Committee and Executive.

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### **4.0 Implications**

#### Financial

- 4.1 The cost of carrying out the Study will be met from existing Planning Policy Service Plan budget and approved Investment Programme.

#### Human Resource/Training and Development

- 4.2 No additional human resource/training and development implications.

#### Community Safety

- 4.3 There are no community safety implications.

#### Risk Management

- 4.4 The delivery of the proposals in the Site Allocations DPD should be informed by up to date assessment of the necessary infrastructure to support the development. It is important that this is regularly reviewed to bring it up to date.

#### Sustainability

- 4.5 There are no specific sustainability impacts associated with reviewing the IDP. It should be noted that the outcome of the study will help to ensure the sustainable delivery of future development.

#### Equalities

- 4.6 There are no specific equalities implications.

#### Safeguarding

- 4.7 There are no safeguarding implications.

### **5.0 Consultations**

- 5.1 The Portfolio Holder for Planning has been consulted.

REPORT ENDS