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Delivery and Monitoring

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25.1 Introduction

25.1.1 Implementation of the objectives and policies in the District Plan relies on the provision of a wide range of infrastructure and services, the majority of which are not provided by the District Council. Successful implementation of the District Plan will therefore require the Council as local planning authority to take on the role of co-ordinator or facilitator, rather than a direct provider of infrastructure and services in most cases.

25.2 Infrastructure and Service Delivery

25.2.1 In order to guide the timely provision of infrastructure and services, and to provide evidence for the need for corrective action where necessary, an Infrastructure Delivery Plan (IDP) has been prepared. The IDP identifies both those facilities that are needed district wide and those that are needed to support particular strategic development.

25.2.2 The IDP will be updated as part of the Authority Monitoring Report (AMR) in cooperation with delivery partners.

25.2.3 New development has the potential, individually and/or cumulatively to cause significant strain on existing infrastructure or services. All new development proposals will need to take account of these wider impacts on existing communities. In some cases proposals will impact upon strategic infrastructure, for example Rye Meads Sewerage Treatment works, secondary schools, or the strategic highways network. Development can also lead to off-site impacts within the locality, for example on the local road network or open space provision in existing residential or other areas. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused.

25.2.4 Where monitoring undertaken through the IDP demonstrates that any key infrastructure scheme/s (including, for example, a bypass for Hertford or second Stort crossing related to development in the Gilston Area) would not be delivered in a timely manner, this will trigger the need for the consideration of alternative infrastructure provision to facilitate delivery of development, or a review or partial review of the District Plan in accordance with Policy DEL1.

Policy DEL1 Infrastructure and Service Delivery

I. The District Council will work in partnership with providers of infrastructure and services to facilitate the timely provision of infrastructure necessary to support sustainable development. In support of this work the Council will:

(a) Maintain an up-to date Infrastructure Delivery Plan (IDP) to identify the timing, type and number of infrastructure projects required to support the objectives and policies of the strategy as well as the main funding mechanisms and lead agencies responsible for their delivery;

(b) Use the District Plan and IDP to bid for funding necessary to support development, working in partnership with the Local Economic Partnership (LEP), Hertfordshire Infrastructure Planning Partnership (HIPP), the Local Transport Body (LTB), the Local Nature Partnership (LNP), and other bodies as appropriate;

(c) Monitor capacity in infrastructure and services through annual updates of the IDP and future infrastructure needs assessments;

(d) Consider alternative infrastructure provision, or a review or partial review of the District Plan if evidence in the IDP indicates a changed outlook for the realistic prospects for delivery of infrastructure to support development.

II. For individual development proposals, developers will be required to:

(a) Demonstrate, at the planning application stage, that adequate infrastructure capacity can be provided both on and off site to enable the delivery of sustainable development within the site, the locality and the wider area, as appropriate. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused;

(b) Ensure that development is phased to coincide with the delivery of additional infrastructure or service capacity as set out in the IDP;

(c) Ensure that infrastructure assets and services are delivered to adoptable standards. Suitable long-term management arrangements must be put in place with a view to secure adoption by the appropriate authority in the longer term.

25.3 Developer Contributions

25.3.1 Planning Obligations will be sought under Section 106 of the Town and Country Planning Act in order to secure financial contributions towards the provision of infrastructure and services to support development. Planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. Planning obligations are particularly helpful on large development schemes where there are complex infrastructure needs.

25.3.2 The District Council will monitor and challenge where appropriate, the financial viability of the cumulative planning costs on development. A level of contributions will be sought which does not jeopardise the implementation of the District Plan.

- 25.3.3** In addition, the District Council will also give consideration to introducing a Community Infrastructure Levy (CIL) in order to support the provision of future infrastructure schemes.

Policy DEL2 Planning Obligations

I. The Council will seek a range of planning obligations. Planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

II. The provision of infrastructure referred to in I. above, includes, but is not limited to: affordable housing, open space and recreation facilities, community, education and health facilities, sustainable transport modes, highway improvements, nature conservation, landscape and landscaping improvements, low carbon and decentralised energy, flood mitigation and sustainable construction.

25.4 Monitoring

- 25.4.1** Regular monitoring of actual development outcomes against the plan is an essential part of ensuring that the plan is effective. Monitoring can indicate areas where interventions may be needed to achieve the objectives of the plan, and may also demonstrate the need for a review or partial review of the plan. The indicators contained within Policies DEL3 (Monitoring Framework) and DEL4 (Monitoring of the Gilston Area) will be monitored on an annual basis through the Authority Monitoring Report, alongside a range of other contextual indicators.

Policy DEL3 Monitoring Framework

I. The NPPF requires plans to be flexible and responsive to change. If delivery of housing in any given monitoring year falls below 110% of the annual requirement, the Council will consider implementing all or some of the following measures to bring forward development:

- Working with developers and infrastructure providers to remove obstacles to the delivery of sites;
- Seeking alternative sources of funding if problems with infrastructure provision is delaying development of key strategic sites;
- Consideration of the potential to increase density on allocated sites;

- Consideration of the ability to deliver strategic sites earlier in the Plan period; and
- Working with other authorities under the Duty to Co-operate to address any unmet needs.

II. Where total delivery of housing is less than 75% of the annual requirement for three consecutive monitoring years, this will trigger the need for the consideration of a review or partial review of the District Plan.

III. The target for Affordable Housing is calculated annually based on average completions over the preceding three-year period. Where delivery is less than 75% of the annual target for three consecutive monitoring years, the Council will consider all or some of the following measures:

- Consideration of the potential to increase density on allocated sites;
- Consideration of the ability to deliver strategic sites earlier in the Plan period; and
- Working with other authorities under the Duty to Co-operate to address any unmet needs.

IV. Where delivery of pitches and plots to meet currently identified accommodation needs of Gypsies and Travellers and Travelling Showpeople does not accord with the provisions of HOU9 (Gypsies and Travellers and Travelling Showpeople), the Council will work with site owners and developers to expedite delivery and ensure that need is met in the specified locations.

- 25.4.2** Given the size and complexity of the Gilston Area development, and the fact that it is expected to make a significant contribution towards housing needs within the Plan period, it is considered important to closely monitor its implementation on an annual basis in accordance with Policy DEL4 (Monitoring of the Gilston Area).

Policy DEL4 Monitoring of the Gilston Area

I. In order to ensure timely delivery of the Gilston Area, the Council will draw up an action plan setting out key milestones for the delivery of the site, including masterplanning, phasing of infrastructure and submission of planning applications, and monitor its progress on an annual basis.

II. The annual rate of housing completions at the Gilston Area will be considered as part of District wide monitoring, in accordance with the provisions of Policy DEL3 (Monitoring Framework).

