

## Basildon Borough Infrastructure Delivery Plan Update Position Statement

### Introduction

1. Basildon Borough Council (BBC) submitted the Local Plan for independent examination in 2019. To support the production of the Plan, the Council produced an Infrastructure Delivery Plan (IDP) which currently forms part of the Local Plan evidence base.
2. To support the examination of the Local Plan, the Council is preparing to submit to the Inspector new evidence and associated modifications to the Plan. To reflect the changes proposed to the Plan, particularly associated with additional growth proposed to be allocated within Basildon Town Centre, the Council is updating the 2018 Infrastructure Delivery Plan.
3. This Statement outlines the work currently being undertaken to update the IDP.

### What is an Infrastructure Delivery Plan?

4. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) require local plans to include strategic policies which set out the strategy for growth in the area to meet local needs and objectives, and make sufficient provision for the delivery of new infrastructure which supports the proposed levels of growth. The NPPF states that local plans should set out the infrastructure required to support growth, and the contributions required from developers and other organisations to support the delivery of new infrastructure.
5. The IDP supports the Local Plan in meeting the requirements of national planning policy and guidance by assessing the existing provision of infrastructure throughout the Borough, and considering what additional infrastructure will be required in the future to support growth allocated in the Local Plan. The IDP also considers how required infrastructure should be delivered, and if there are any gaps in information or funding which need to be addressed. The IDP is therefore vital in ensuring that the Local Plan meets the requirements of the NPPF to outline when and how new infrastructure will be delivered.

### Why an update to the Infrastructure Delivery Plan is required

6. The current IDP was produced in 2018. Proposed changes to the Local Plan and the associated growth strategy since the submission of the Local Plan, in addition to changes to national planning policy associated with infrastructure planning, has created a need to update the IDP.
7. There is now a greater emphasis within national planning policy to test the financial viability of development in the area through the production of the Local Plan, reducing the need to test viability at the planning application stage where applications comply with infrastructure contributions required through the Local Plan and identified through associated evidence base documents<sup>1</sup>. The IDP therefore assists in the identification of appropriate infrastructure

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<sup>1</sup> See paragraph 58 of the National Planning Policy Framework, 2021

contributions required from Local Plan site allocations, allowing this information to be tested through the Local Plan Viability Assessment to ensure that the identified infrastructure requirements are deliverable and will not render new development proposals in the area financially unviable.

8. Proposed changes to the Local Plan, associated with the proposed allocation of significant growth within Basildon Town Centre, are likely to result in changes to the infrastructure requirements for the area. An update to the IDP provides the opportunity to consider the impacts of the modified growth strategy on existing and proposed infrastructure in the area, and consider if any additional infrastructure will be required.

### The approach to updating the Infrastructure Delivery Plan

9. The Council has undertaken a review of the current IDP to consider how the document could be updated and improved to better support the production and future delivery of the Local Plan. The review considered how the IDP should be updated to:

- address Regulation 19 Local Plan representations regarding infrastructure and the current IDP;
- take into account recent updates and amendments to national planning policy and guidance;
- review and consider the implications of updated evidence base documents and service plans by infrastructure and service providers;
- include an Infrastructure Schedule, and more information on infrastructure costs and types of funding available;
- consider in more detail the phasing of infrastructure and the provision of infrastructure contributions to support the delivery of infrastructure;
- consider how the costs of new or improved infrastructure should be apportioned across sites allocated in the Plan, and potential additional new development proposals in the future; and
- consider funding options available beyond developer contributions which could support the delivery of a wide range of infrastructure projects in the Borough.

10. The IDP is therefore currently being updated based on the outcomes of the above review. The infrastructure types being considered in the update are transport (including highways, public transport, and active travel), education, healthcare, open space, sports facilities, biodiversity, flood management, power, water supply, wastewater management, communications, waste, and library services. To ensure the IDP can appropriately support the Local Plan and future delivery of growth in the area, the following information will be presented for each infrastructure type:

- a) Baseline information, providing background information on the infrastructure item and current provision in the Borough.
- b) Current infrastructure needs throughout the Borough.
- c) Future infrastructure needs to support growth allocated in the Local Plan.
- d) Estimated costs of delivering identified infrastructure needs.
- e) Potential funding sources to support the delivery of infrastructure.

- f) The appropriate distribution of infrastructure contributions to Local Plan site allocations where the identified needs are directly related to the proposed development in accordance with the Community Infrastructure Levy (CIL) Regulations<sup>2</sup>.
  - g) The identification of key bodies and organisations with responsibility for delivering identified infrastructure improvements, outlining what actions may be required now and in the future to support infrastructure delivery.
11. Through the IDP update, the Council will be reconsidering proposed infrastructure contributions associated with Local Plan site allocations, to ensure they meet the requirements of Regulation 122 of the CIL Regulations. The Council will also be working closely with the Councils viability consultants, Porter PE, to ensure that updated and additional costs associated with infrastructure provision are taken into account in assessing the viability of new development in the area.

### Next steps

12. The Council is currently drafting updated chapters of the IDP to share with relevant stakeholders and infrastructure providers. This engagement will ensure that the information contained within the IDP update is accurate, will meet the future requirements of stakeholders and infrastructure providers, and will appropriately meet the needs of the Council in supporting the production and progression of the Local Plan.
13. The IDP update will be presented to Council in January 2022, and is intended to be published for public consultation alongside the post submission modifications to the Local Plan and associated additional evidence base documents in January / February 2022.
14. The IDP is considered a 'live' evidence base document, which should be regularly refined and updated as required to present the best and most up to date information on infrastructure requirements throughout the Borough to support the delivery of the Local Plan growth strategy. Following the publication of the IDP update, the Council will therefore continue to work with relevant stakeholders, infrastructure providers, and developers, alongside the examination and finalisation of the Local Plan, to develop and improve the information contained within the IDP.

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<sup>2</sup> See Regulation 122 of the Community Infrastructure Levy Regulations (as amended) 2010