

CABINET

19TH FEBRUARY 2009

OVERVIEW & SCRUTINY

10TH FEBRUARY 2009

THE LOCAL INVESTMENT FRAMEWORK

(Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 The purpose of this report is to inform Members on the importance of the work in Developing a Local Investment Framework for Huntingdonshire and to briefly explain what it contains and how it will be used to deliver growth in the district.

2. BACKGROUND

- 2.1 A Local Investment Framework (LIF) is now a requirement of 'PPS12: Local Spatial Planning' where it states that Core strategies should be about delivery whereas in the past too much emphasis has been put on process of doing a plan. The purpose of a LIF is to determine the level of local and strategic infrastructure required to support the level of new development coming forward in Huntingdonshire up to 2026. Huntingdonshire's Core strategy will be the subject of an Examination In Public by an independent inspector and the LIF will be part of the evidence to identify how and when the infrastructure will be delivered.
- 2.2 EDAW were employed as the lead consultants with related transport, engineering specialists and property advisers to carry out the task of producing a LIF. Following continued partnership engagement between March and October 2008 including two workshops and culminating with discussions at the various LSPs, HSP Executive and the Board, the finalised version of the Local Investment Framework is attached (Appendix A).
- 2.3 EDAW started the process by carrying out population projections for the new development where they noted that over the next 20 years the population will grow by around 13,900, the district will accommodate between 12,000 – 13,000 new homes between 2006 – 2026, and that there will need to be between 10,000 and 20,000 new jobs created. During this process EDAW:
- Engaged with providers to understand their plans and implications for growth with the advantage that it brings together all stakeholders and suggests processes that will be needed in future to coordinate delivery at a local, subregional and regional scale
 - Arrived at infrastructure needs of new communities in the future and identified any blockages in delivery identifying who provides funding – utilities, pct ,local authority, grants, developers, when they should provide it and the phasing gaps in provision

- Analysed the market and what developers can contribute as planning obligation
- Set up a projects database model which is key to the process and programming for delivering the required infrastructure for growth and can be updated with changing circumstances.

3. FUTURE DEVELOPMENTS

- 3.1 Linked to the delivery of the Huntingdonshire Core Strategy will be the development of a Supplementary Planning Document (SPD) for Planning obligations using evidence from the market analysis chapter of LIF to arrive at a total figure for obligations expressed as a tariff per house. This will be an interim measure before the possible transition to a proposed Community Infrastructure Levy (CIL) that is part of the new Planning act 2008.
- 3.2 Whilst the regulations relating to how CIL will operate will not be introduced before September 2009 it is clear that the LIF will be essential evidence to produce a charging schedule (term used in the draft consultation paper on CIL) for developers – that justifies the type and costs of infrastructure and the ability of developers to pay towards some of that infrastructure.
- 3.3 The Council is working currently with Cambridgeshire Horizons and the other Cambridgeshire Councils to produce a potential scheme for a subregional infrastructure tariff. Then it will be possible, if considered appropriate at the time, to merge the two tariffs into one single tariff.
- 3.4 Within the council arrangements have already been set up to recognize the pivotal role of the Growth and Infrastructure LSP to implement the Core strategy with the use of the model to monitor progress. To aid this the developing Growth and Infrastructure Action Plan will now be merged into this model to formulate the overall plan for delivery of growth and infrastructure.
- 3.5 It is recognised that there is a need to continue to ensure that there is 'buy in' from all the Council services and our Partners in other services. There is already a need to populate parts of the model and to keep it up to date and this may involve additional resources for this important task.
- 3.6 Finally the LIF recognises the need for a St Neots Delivery Board similar to the Boards set up to deliver growth in the Cambridge area to enable the delivery of the amount of growth envisaged in the Core Strategy for St Neots. This needs to be set up and the relationship with Cambridgeshire Horizons formalised.

4. RECOMMENDATION

- 4.1 It is recommended that Cabinet:
note the information provided in this report and support the future work programme illustrated in section 3. above.

BACKGROUND INFORMATION

Core Strategy: Submission Document HDC
Huntingdonshire Local Investment Framework Draft September 2008
Huntingdonshire Local Investment Framework Draft November 2008
EEDA Board Regional Infrastructure Report September 2008
EEDA Integrated Development Programmes
GCP Long Term Delivery Plan

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