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1 Introduction

1.1 The provision of infrastructure is essential in order to enable development to proceed, whether it is provided by the developer or another body. In order for the Core strategy to proceed it is necessary that there are sufficient measures in place to ensure that sufficient infrastructure can be provided. This includes physical, social and community facilities. [1]

1.2 This document including the attached tables sets out how the infrastructure for the developments proposed in the Core Strategy can be provided. Much of what is required will be the responsibility of the developer and in may cases there are agreements in place to secure the necessary provision. There are also other items where direct investment will provide infrastructure during the period. The document was prepared in January 2011 and reflected the then known position, though there were a number of areas of uncertainty at that time while the new government's spending plans became clear.

1.3 The document deals in general terms with the ways in which key infrastructure will be provided. It mentions a variety of means and refers to the timescale of the strategy as a whole. It mentions where necessary the delivery of some infrastructure by way of Section 106 Agreements under the 1990 Town and Country Planning Act. These deliver a variety of infrastructure that is held to be needed for a given development to take place. Because a great deal of the development that is being proposed in the Core Strategy is committed, much of the necessary infrastructure is tied to Section 106 Agreements that are already in place. It is important that these do deliver what is necessary for development to occur. A separate and more detailed "keynote" (Section 106 Agreements) has been prepared which details these agreements as they are only referred to in general terms in this paper.

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1   Infrastructure is defined as "the network of services and the components of the built environment which have a public or semi public use or benefit". It encompasses physical, social and community items, so includes services as well as physical artifacts. It includes green infrastructure.

2 Principle

2.1   The Core strategy as proposed seeks to continue with the overall pattern of development promoted in the outgoing Local Plan. This is the for three reasons. The first is that the overall approach, having been re examined against the requirements of the Core Strategy, is considered to still be generally appropriate and sustainable. The second is that the developments envisaged by the Local Plan have not all taken place at the rate originally envisaged and there are therefore some allocations (which have been reviewed and are considered still appropriate) that have yet to be delivered. The third reason is that the sites are likely to deliver in excess of the housing development first allocated in the Local Plan and are more than capable of meeting the total requirements of the Core Strategy as presently identified.

2.2   The continuation of the pattern of development promoted in the Local Plan can therefore provide sufficiently for the Core strategy and will deliver sustainable development in the desired locations. The nature of the process of implementing the Local Plan's allocated sites is such that the majority of the housing and many of the other allocations are now committed by way of planning permissions that have been issued. The major housing and mixed sites have yet to be delivered but in many cases are linked to legal agreements to deliver the required infrastructure. Further details about the extent of these commitments can be found in the Keynote, "housing delivery".

2.3   The Core Strategy looks forward as far as 2026. Some of the development that it supports will not take place until late in that period, and the document will be reviewed in any event. While it is possible to suggest the major items of infrastructure that will be required for developments late in the period to 2026, and also the general way in which they can be delivered, it is much more difficult to be precise about their delivery. For developments expected early in the period, the reverse is true, and this is especially true for items that have planning permission at present. The majority of the new development proposed in the Core strategy can be delivered successfully with appropriate developer contributions, in many cases as part of schemes already approved. Some public investment is sought, some committed and bids or approvals already exist for this. Most notable is the Homes and Communities Agency (HCA) investment at Cinderford but also of great significance is the finance being provided elsewhere by the HCA to support housing delivery.

3 Delivery of Infrastructure

3.1   The settlement hierarchy and other principles which govern the spatial distribution proposed in the Core Strategy lead to a situation where the most significant changes are at Lydney. The largest of these is the development of the mixed neighbourhood to the east of the present town. The sites there are capable of providing over 1600 dwellings, about 30ha of employment and a new neighbourhood centre. Their development is likely to occur over a period of 12-15 years. The infrastructure will be provided in step with the development in accordance with the legal agreements most of which are now in place. This will be the most significant change over the period of the Core Strategy. Other changes in Lydney will be in respect of the planned town centre and Harbour Road developments. These will be regulated by the emerging Area Action Plan. The scale and type of infrastructure needed for these areas to be developed is within the scope of developers to provide although some of the major changes within the town centre will be implemented as developer contributions already agreed on the new neighbourhood are realised.

3.2   The first part of the major development in Lydney commenced in early 2011, and will provide up to 200 dwellings. The site is associated with the redevelopment of an adjoining employment area for which it will provide a new access. The remaining major area to be developed is divided into three, two parts of which have outline consent. Integral with the development now approved is a neighbourhood centre and contributions to education and transport (highway network and services) have been agreed. The third part is detached but immediately opposite the main access to the development and is an employment site of 15ha. It is the subject of a current application.

3.3   In Cinderford the major changes that are promoted by the Core Strategy are continuations of the regeneration strategy begun by the Local Plan. Many proposals made under this Plan will be implemented under the Core Strategy, contributing to the 2006- 2026 requirements. One major housing allocation is substantially complete and another has recently commenced. Another major housing site is being supported by the HCA , and will be developed partly in order that the existing occupier, an important local business can be relocated. Improvements are underway in the town centre against an approved comprehensive scheme that is used as the basis for developer contributions and has public funding principally from the two local authorities. Additional retail provision and the refurbishment of a major public building is also planned.

3.4   The other major area for change in Cinderford is the strategic allocation known as the Northern Quarter. This is a mixed development in an exceptional setting to be delivered under the Area Action Plan . It requires public funding to enable the main components of the development. It will feature an educational and skills facility which will address the issues of low attainment and lack of access to post 16 education. The site will involve the development of land owned by the HCA, and the and other land which is capable of providing housing, including affordable housing. It will have as its focus a new education and skills facility. The whole area, will offer employment, recreation , and residential uses as well as the educational facility. In March 2009, the HCA approved investment in Cinderford, and detailed plans relating to delivery are now under discussion.

3.5   Together the changes in Cinderford are the Council's first priority for investment under the HCA investment process. Infrastructure is needed to promote the changes proposed and this includes the provision of serviced and accessed sites, and the provision of better transport and linkages. The Core Strategy recognises that the development of the Northern Quarter is the way in which a new focus can be achieved while accommodating the mixed development required.   In this way much of the new infrastructure can be concentrated in one location to the benefit of multiple users. The concentration on high quality development in this setting will also raise the profile of the area.

3.6   The degree of change that is envisaged in the other two towns is much less than Cinderford and Lydney. As a consequence the scale of supporting infrastructure is not as great and lies within the scope of developer provision.

Main Area for New Infrastructure

3.7   The Policies of the Core Strategy require the delivery of infrastructure as below:

ref	short title	subject	required infrastructure	delivery mechanism	additional requirements of large sites	link to CS/LDF
1	Design, environmental protection and enhancement	Promoting local distinctiveness through	green infrastructure may be additional to other	development proposals,	Larger sites require infrastructure in	Outcome 1- maintain, improve and monitor

		good design, environmental protection and enhancement	requirements, policy may require other contributions or solutions to mitigate the impact of development in a manner which maintains or improves environmental quality	developer contributions and continued protection of designated areas	proportion, make provision within the development, and provide off site	quality of the environment
2	Climate change adaptation	Environmental protection and impact of climate change	As required by policy to enable water management, SUDs, biodiversity etc	By developer	Larger sites will require proportionately greater measures	Outcome 1 a place where the future matters
3	Sustainable energy use within development proposals	Sustainable energy	Policy requires on site renewable energy in order to reduce carbon emissions	By developer	Applies to major sites,	Outcome 1 a place where the future matters
4	Development principles and development at settlements	Locational principles, use of resources and provision of infrastructure	Depends on proposal, varies from minor physical infrastructure to major comprehensive and may include off site work. Policy requires development to be located in accord with settlement hierarchy and to provide infrastructure in an efficient manner	By developer	Larger sites require infrastructure in proportion	Outcome 1 a place where the future matters outcome 5 a place where everyone can access the services they need
5	Housing provision	housing location, scale, density and principle of type and tenure. Provision of affordable housing.	full range of developer contributions (some under different policies) including affordable housing and appropriate public investment	developer and public bodies	Larger sites require infrastructure in proportion some thresholds for provision of affordable housing	outcome 3- quality homes outcome 5 a place where everyone can access the services they need
6	Sites for gypsies, travellers and travelling showpeople	Accommodation (sites) for gypsies, travellers and showpeople	In step with scale and nature of development	developer		outcome 3- quality homes
7	Economy	principles of location and type of economic development	various in accord with size and distribution of proposals	developer and public bodies	Additional infrastructure in proportion with scale of site	outcome 4 a place with a strong prosperous and diverse economy economy- develop tourism and reduce out

						commuting, provide high quality economic development
8	Retention of community facilities	Community facilities	Policy seeks to protect infrastructure	Implementation by development management and by developer	Larger sites may require to provide facilities	Outcome 5 a place where everyone can access the services they need
9	Recreational and amenity land- protection of	Amenity land and recreation	Land protected may itself be infrastructure	developer	Issues more complex in the case of larger sites.	Outcome 1 a place where the future matters,
10	Cinderford, to establish a more sustainable and economically diverse town.	town strategy policy	on large sites a complete range of social, physical and green infrastructure is necessary	developer with funding from public bodies	Town centre will be served from public investment and by developer contribution. Other sites will be supported by public agencies and by developers, some from agreed programmes which are currently part of planning permissions already in place.	all outcomes
11	Cinderford AAP Northern Quarter	Identification of Area for Area Action Plan	AAP requires a comprehensive range of infrastructure to be developed,	Public bodies and developers	Development of Northern Quarter will be served in part by public infrastructure some to be provided by HCA	all outcomes
12	Lydney new mixed development	town strategy policy	on large sites a complete range of social, physical and green infrastructure is necessary	developer, (much now agreed in accordance with planning permissions)	Major development East of Lydney now covered by planning permissions or with applications. Infrastructure requirements to be delivered by developers now agreed or in process of being agreed. Other allocations include some which will be	all outcomes

					developed over time, including late in the CS period. Infrastructure will be required in step with this, using developer contributions. Town centre sites will be required to make contributions to ensure that they can be accommodated.	
13	Lydney AAP	Identification of Area for Area Action Plan	Infrastructure as necessary, including a wide range of provision	Developer and other bodies as available	Off site infrastructure to be delivered will enable other AAP related development. This includes infrastructure arising from the Lydney East development and that which will be provided from AAP allocations	all outcomes
14	Coleford service provision town centre and tourism	town strategy policy	on large sites a complete range of social, physical and green infrastructure is necessary	developer, now partly agreed in accordance with planning permissions	Additional infrastructure to be provided by developer contribution, some agreed from planning permissions already granted	all outcomes
15	Newent town centre and local services	town strategy policy	on large sites a complete range of social, physical and green infrastructure is necessary	developer, now partly agreed in accordance with planning permissions	Additional infrastructure to be provided by developer contribution, some agreed from planning permissions already granted	all outcomes
16	Villages- development proportionate to scale, function and level of services	other settlements	varies with scale of development	developer	larger sites in villages may require additional contributions, unlikely to be of sufficient scale to require infrastructure other than from developer contribution	all outcomes

17	Monitoring- general monitoring principles	none	Developer contributions may be sought for some monitoring requirements		

3.8   The major changes above which form the key items in the strategy can be delivered largely because they have been agreed and because funding or means to fund them is in place. There will be other items which will be required and which are yet to be agreed. The scale of these is likely to be relatively small owing to the large proportion of the total levels of new development that are already committed.

3.9   In addition to the key roles highlighted above, various public and private bodies have an important role in the provision of all types of infrastructure. Many of the providers are part of the Local Strategic partnership and are able to co ordinate their programmes to a degree with the aims of that group. Bodies such as the PCT, or its successor, some Registered Providers (formerly called RSLs) and voluntary organisations are represented on the LSP.

3.10   The table below indicates the likely way in which infrastructure will be provided for various developments. It also lists a number of projects that provide infrastructure. The major developments listed are the key changes likely over the Core strategy period. Items that are not committed are generally those that are expected to be developed later in the plan period.

3.11

development	Item(s) of infrastructure required/ notes on implementation	Provided by	Note, cost, timing etc
Lydney Transport Strategy	Required improvements to transport in Lydney. Include new link road (Newerne Link), junction improvements in town centre (Bream Rd and Albert St)	Majority to be provided as new Lydney east development takes place by developer funding	Timed as development of new neighbourhood occurs. Majority committed in existing S 106 agreements.
Lydney East neighbourhood	Affordable housing	All agreed with developers, funding for one site (up to 200 dwellings total) in place	HCA support agreed for part of site (site works now started)
	Highway improvements (including off site)	GCC/ developer	Funded by developer, agreed as part of planning permissions now issued. Note: off site schemes to which contributions are agreed form a major part of wider Lydney Transport Strategy
	Public transport	GCC/ operators	Funded by developer, agreed as part of planning permissions now issued- improvements also benefit wider area
	Education and community facilities	GCC/ other bodies	Funded by developer, agreed as part of planning permissions now issued, includes school capital funds, other education (early years)provision, library funding, health and improvements at Town Hall
	Neighbourhood centre	developer	Contained in planning permission for development

development	Item(s) of infrastructure required/ notes on implementation	Provided by	Note, cost, timing etc
	Open space , recreation and green infrastructure	Developer	To be provided by developer and managed at agreed cost as in S 106 agreements. Includes on site and off site contributions. Designed into scheme
	Flood alleviation	developer	Developer contribution to mitigate a known problem
Lydney AAP mixed development- not town centre	Likely to include access improvements (for recreation)	Developer/ public bodies	Development likely later in plan period and subject to being defined in AAP
Lydney AAP mixed development town centre	Normal requirements of development site	developer	Improvements to retail space would be likely to require local improvements to public space, access, parking etc.
Lydney Mead Lane	Drainage improvements	EA scheme which addresses a specific flooding problem	Will protect employment area from flooding
Cinderford Northern Quarter- employment and mixed use space	Serviced land and access to it	Public bodies eg HCA, developer, (priority in LIP)	Provides developable land. Key site owned by HCA which will be developed as early phase with infrastructure, this will benefit the wider AAP area
Cinderford northern quarter- housing	Serviced accessible land	Public bodies eg HCA, developer, (priority in LIP)	Provides developable land- the delivery of housing may then be further subsidised. District Council and Forestry Commission are landowners along with private sector.
Cinderford northern quarter education and skills space	Serviced accessible land, education and skills facility	Public bodies eg HCA, developer, (LIP priority)	Delivery by making land available as part of the Northern Quarter AAP
Cinderford housing site- Valley Rd	Serviced land following relocation of business	HCA supported (priority in LIP)	Delivery of site and provision of some off site highway improvements to be followed by investment in affordable housing. Partnership with Registered Provider.
Cinderford town centre	Improvements to public space	Public bodies and developer contributions some improvements now complete	Phased improvements in step with available contributions
Cinderford educational provision	Provision of higher/ further education	Education providers	deliver new education and skills facility as a consequence of re organisation
Coleford centre	Drainage improvements	Welsh water scheme to alleviate flooding	Will reduce flooding of property, may also free additional capacity for development presently constrained completion in 2012
Coleford housing	Affordable housing	HCA supported site, providing 50 of total of 100 dwellings	

development	Item(s) of infrastructure required/ notes on implementation	Provided by	Note, cost, timing etc
Newent town centre	Improvements to public space	FoDDC/ GCC/ developer and public bodies	Improvements to town centre, part required by committed development
Newent housing	Affordable housing	HCA supported site, providing 56 of total of 141 dwellings now under construction	
Hartpury College	Improved facilities and accommodation	Hartpury College	Development of additional facilities will provide infrastructure as necessary. The facility itself will continue to be an important contributor to the economy

Table .1

3.12

Note : Further details of the section 106 agreements that are in place is contained in the separate Keynote "Section 106 Agreements"

Delivery

3.13   As outlined above, many of the major changes required to implement the Core Strategy are dependant on the implementation of planning permissions which have now been granted. Others are at an advanced stage of negotiation and the necessary infrastructure is within the scope of developer contributions. Beyond these, there are some sites that will be delivered later in the plan period and others where there will be a need for some form of public subsidy. Most notable of the latter is the Cinderford Northern Quarter, where investment from the HCA has begun (in the form of ownership of a key site) and that from education providers is under discussion. The bulk of the land within this area is available, and in public ownership. Other important sites within Cinderford are being delivered with the aid of public subsidy from a number of sources. One example of this is the redevelopment for housing of a factory which is itself being re located into more suitable purpose built premises.

3.14   There will be other items of infrastructure which will be required and which are yet to be agreed. Generally, the scale of these is likely to be relatively small owing to the large proportion of the total new development which is already committed. One exception may occur as larger employment or town centre sites are developed. In this case, the infrastructure required is likely to be in scale with the developer contributions that can be reasonably expected. This is in part due to the fact that the sites concerned are linked to others (eg the new Lydney neighbourhood) from which contributions are already secure.

3.15   In addition to the key roles highlighted above, various public and private bodies have an important role in the provision of all types of infrastructure. Many of the providers are part of the Local Strategic Partnership and are able to co ordinate their programmes to a degree with the aims of that group. Bodies such as the PCT, some RSLs and voluntary organisations are represented on the LSP. The need for additional health facilities was for example considered in the context of the new neighbourhood development at Lydney.

3.16   The County Council is responsible for transport and is developing its Local Transport Plan (3) at present. This will set out all of the authorities proposals and delivery plans relating to transport. These include maintenance and new schemes and subsidies. New capital expenditure is likely to be under strict control, with priorities addressing identified problems or areas of growth. Local improvements needed as a consequence of developments are likely in the Forest of Dean, with developers being responsible for their implementation.

3.17   The main areas for new infrastructure are set out in the tables above, which also illustrate the means of delivery.

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