

## 28. Infrastructure

28.1. Successful delivery of the vision and strategic objectives also relies upon the timely provision of the infrastructure required to support new development. The term infrastructure covers a wide range of services and facilities provided by public and private agencies which supports other development. It includes:

- **Physical Infrastructure** – roads, public transport, pedestrian and cycle routes/paths, electricity, gas, water provision and treatment, sewerage and waste collection and disposal;
- **Social Infrastructure** – affordable housing, primary and secondary schools, nurseries, further education, primary and secondary healthcare, emergency services, sports and recreation facilities, community buildings, cultural facilities and places of worship and associated facilities (also see Figure 14); and
- **Green Infrastructure** – the network of green space which connects towns and villages and the wider countryside. It can include green corridors, formal and informal open green spaces and waterways.

28.2. The impact of development range from the very local to borough-wide and beyond, depending on the type and scale of the development itself. Infrastructure requirements can therefore be divided into three broad categories:

- **On-site infrastructure** – that needed to enable the development to be built and occupied (e.g. access road, foul drainage sewers);
- **Local infrastructure** – that needed to meet the day-to-day needs of the population arising from the development (e.g. schools, GP facilities, sports facilities); and
- **Strategic infrastructure** – that needed to enable the population of the borough to function (e.g. roads, sewerage, waste services).

### Infrastructure Requirements

28.3. An audit of the infrastructure required to deliver the Core Strategy has been provided by the Hertfordshire Infrastructure and Investment Strategy<sup>42</sup> (HIIS) and the Dacorum Strategic Infrastructure Study<sup>43</sup> (DSIS), which forms the basis of an Infrastructure Delivery Plan (IDP) for the borough. While both acknowledge that there are existing infrastructure deficits in the borough, their main focus is on the new demands placed upon the borough's infrastructure by the planned level of new development.

28.4. The IDP is based on a detailed assessment of the infrastructure needs of Dacorum. It indicates requirements for the different types of infrastructure. The assessment is based on the future plans and service requirements of infrastructure providers and standard provision rates. The Council will work towards the implementation of the IDP. The IDP itself will be updated annually and amended as necessary.

<sup>42</sup> Hertfordshire Infrastructure and Investment Strategy. Atkins, October 2009

<sup>43</sup> Dacorum Strategic Infrastructure Study. URS, February 2011

- 28.5. The technical work shows that there are no absolute constraints to the delivery of the development proposed in the Core Strategy in terms of infrastructure. The most pressing issue is that of sewage treatment infrastructure, which will need significant upgrades to serve the development proposed in the wider area, including that in Dacorum. The DSIS acknowledges that there is uncertainty around the funding of some items of infrastructure, particularly those that are reliant on Government funding or developer contributions. This uncertainty reinforces the importance of continuous liaison between the Council and infrastructure providers so that funding gaps can be identified and potential solutions can be explored.
- 28.6. Where allocated sites/locations generate specific infrastructure requirements these are outlined in the Development Plan Documents that address the sites, for example the Site Allocations DPD, the East Hemel Hempstead AAP and master plans which guide the development of various sites. Infrastructure requirements will also be relevant to neighbourhood plans.

### **Developer Contributions**

- 28.7. Because new development creates new demands on infrastructure, it is logical that developers should contribute towards improvements to existing, or the provision of new, infrastructure. These contributions will be used to mitigate the impacts of, and provide infrastructure to support, development.
- 28.8. Planning conditions, obligations and a Community Infrastructure Levy (CIL) charge will be used to ensure that developers make appropriate contributions towards the infrastructure required to support their development. CIL will be used to address the cumulative effects of development. However, contributions from planning obligations will continue to be used for some specific pieces of infrastructure. The Borough Council will collect contributions and distribute them to infrastructure providers as appropriate.
- 28.9. The precise amount that a developer is expected to contribute towards infrastructure will be determined on a case-by-case basis. All CIL development will be required to contribute towards infrastructure in accordance with the rates set out in the CIL charging schedule as a minimum. Additional contributions may be required to provide the supporting on-site, local and strategic infrastructure.
- 28.10. If a development is rendered unviable by the combined demands of the policies that impose a cost on developers, the Council will consider relaxing one or more of the policy requirements. This approach will be applied as an exception, where the development is necessary for the delivery of the Core Strategy and the key infrastructure required for its support is provided.
- 28.11. Affordable housing is a type of social infrastructure: its provision will be required by Policy CS19 Affordable Housing.

**POLICY CS35: Infrastructure and Developer Contributions**

All development will provide or contribute to the provision of the on-site, local and strategic infrastructure required to support the development. This may be provided in-kind or through financial contributions.

Supporting infrastructure should be provided in advance of, or alongside the development, unless there is existing capacity. Appropriate phasing for the delivery of infrastructure will be decided on a case by case basis.

Financial contributions will be used in accordance with needs set out in the Infrastructure Delivery Plan

Development will not be permitted to breach critical infrastructure capacity limits.

**Monitoring:**

Indicator	Target
Monies received from developer contributions and spent	-

**Delivery will be achieved by:**

- designation of sites and their infrastructure requirements through the Site Allocations DPD and the East Hemel Hempstead AAP;
- the Development Management DPD;
- application of the Planning Obligations SPD (until superseded);
- master plans for strategic sites;
- implementation and monitoring of the Infrastructure Delivery Plan (IDP);
- implementation of a Community Infrastructure (CIL) charge; and
- partnership working with infrastructure providers.

