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Winchester District Local Plan

Winchester City Council Local Plan Examination

Hearing Statement Matter 17:

Infrastructure

April 2025



Winchester
City Council

Matter 17 Infrastructure

Infrastructure

Issue: What is the robust evidence to demonstrate that the Council has considered the delivery of infrastructure to meet the needs of planned growth and its timely delivery and would the Plan be effective in this regard?

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Infrastructure

1. The Plan is supported by a Draft Infrastructure Delivery Plan. [IN01] Given this is a live document, does the Council anticipate publishing a final version?

WCC response:

- 1.1 The Infrastructure Delivery Plan (IDP) ([IN01](#)) has been developed alongside the preparation of the Local Plan in collaboration with relevant infrastructure providers. Whilst the IDP has been prepared to support the Local Plan that is the subject of an examination, the city council will be embarking on a Local Plan review straight away and in this respect, the IDP will be used as a basis to derive the infrastructure requirements for the next Local Plan. The city council is not aware of any changes to infrastructure provision that would warrant any changes to the IDP ([INO1](#)) so in this respect, this is the final version of the IDP.

2. The IDP sets out the way in which infrastructure to meet the needs of planned development will be met. Is the methodology used robust and the findings reasonable and logical?

WCC response:

- 1.2 The IDP ([IN01](#)) has been produced in line with paragraphs 16c, 25 and 26 of the National Planning Policy Framework in respect of engaging with infrastructure providers. The IDP follows the approach that is set out in paragraph 59 of the Planning Policy Guidance (Ref ID: 61-059-20190315). The IDP is divided into four parts:

- Part 1 provides detail on the policy context and methodology;
- Part 2 sets out the infrastructure themes and existing requirements;
- Part 3 sets out the district wide requirement; and
- Part 4 sets out the site specific requirements.

- 1.3 The information provided in the IDP on a wide range of infrastructure themes demonstrates the success of ongoing collaborative engagement with a wide range of infrastructure organisations/service providers.

- 1.4 Public consultation has taken place on the sites that have been allocated for development within the Proposed Submission Local Plan (Regulation 19). There was also the opportunity for infrastructure organisations/service providers to submit comments on the IDP.

- 1.5 As mentioned in paragraph 1.1 the methodology and the content of the IDP has been based on collaborative discussions that have taken place with statutory agencies/service providers. The content and the structure of the IDP has been based on other examples that have been tested at examination from around the country. In view of this, the city council considers that the methodology in

the IDP is robust, and it has taken a reasonable logical and proportionate approach to identifying the infrastructure requirements that are needed to support the Local Plan site allocations.

3. How have the findings informed the viability of the Plan?

WCC response:

1.6 The city council considers the Local Plan Viability Study evidence and associated appendices (LPV01 – LPV18) made reasonable assumptions, based on adequate, proportionate and up to date evidence about meeting the cost of all relevant policy requirements and national standards. The study makes appropriate cost assumptions for the delivery of infrastructure including current indexed CIL rates alongside potential residual s106 contributions based on an analysis of the Council's monitoring data. In addition, general development costs for site preparation works has also been allowed for. Appendix 1 to the July 2024 and August 2025 reports ([LPV01](#) / [LPV05](#)) sets out the assumption detail, also referenced at paragraph 3.37-3.39 of the Local Plan Viability Study report (July 2024) (LPV01).

1.7 The Local Plan Viability Study report ([LPV01](#)) and the Local Plan Viability Report – Further information (August 2024) ([LPV04](#)) concludes, on this basis, the plan strategy and policies are viable and would not undermine the delivery of infrastructure to meet the needs of planned growth over the plan period. Whilst more detailed site-specific information will come forward as sites progress, no specific exceptional infrastructure requirements have been identified for any sites. In view of this it is therefore considered that there are sufficient cost assumptions within the viability testing.

4. The Plan does not include a specific policy/policy on infrastructure provision to meet development needs, rather each site allocation includes a generic policy, with specific criteria as appropriate. Would this approach be effective?

WCC response:

1.8 Policy SP2 in the [Proposed Submission Plan \(Regulation 19\)](#) includes criterion x that requires an applicant to undertake an assessment of infrastructure and services. Policies SP2 and SP3 and the generic criterion that have been included in the site allocations in the Local Plan, together with the IDP, and other evidence documents (e.g. Strategic Transport Assessment/Strategic Flood Risk Assessment) are sufficient to ensure that the required infrastructure to meet future development needs has been identified and planned for. It is important to note that the generic criterion on infrastructure provision was added at the request of a number of statutory agencies. The city council considers that the approach towards infrastructure would not only be sound but also effective in terms of the provision of infrastructure.