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# 1. Introduction and Purpose

- 1.1 This Infrastructure Delivery Plan (IDP) is one of a series of evidence documents that support and underpin Warrington's Proposed Submission Version Local Plan.
- 1.2 The IDP aims to aid all parties in identifying and prioritising infrastructure provision as part of an integrated approach to planning and infrastructure development. In simple terms its purpose is to ensure that infrastructure delivery keeps pace with growth. The Local Plan aims to set out Warrington's infrastructure requirements within the Borough up to 2037 and the IDP remains an essential mechanism for helping to identify funding priorities and gaps. This will ensure that services can match demand and growth is sustainable for local communities. The IDP will give a clear steer on who is responsible for implementing policies and proposals, by when and the resources that will be required.
- 1.3 The National Planning Policy Framework (NPPF, 2019) clearly sets out at Paragraph 8 that the delivery of infrastructure is key to the creation of sustainable communities. Paragraph 20 requires that delivery of infrastructure is key to the identification of strategic policies within a local plan. Linked to this is the effective collaboration with infrastructure providers from early in the plan making process as identified within Paragraph 25.
- 1.4 The IDP has been informed by a range of programmes which impact on spatial planning. It is a 'live' document and will be reviewed and monitored regularly to ensure that it includes the most up to date information. Any identified costs are based on the best available information at the time of publication, and will be subject to change during the plan period.

## 2. Draft Local Plan Context

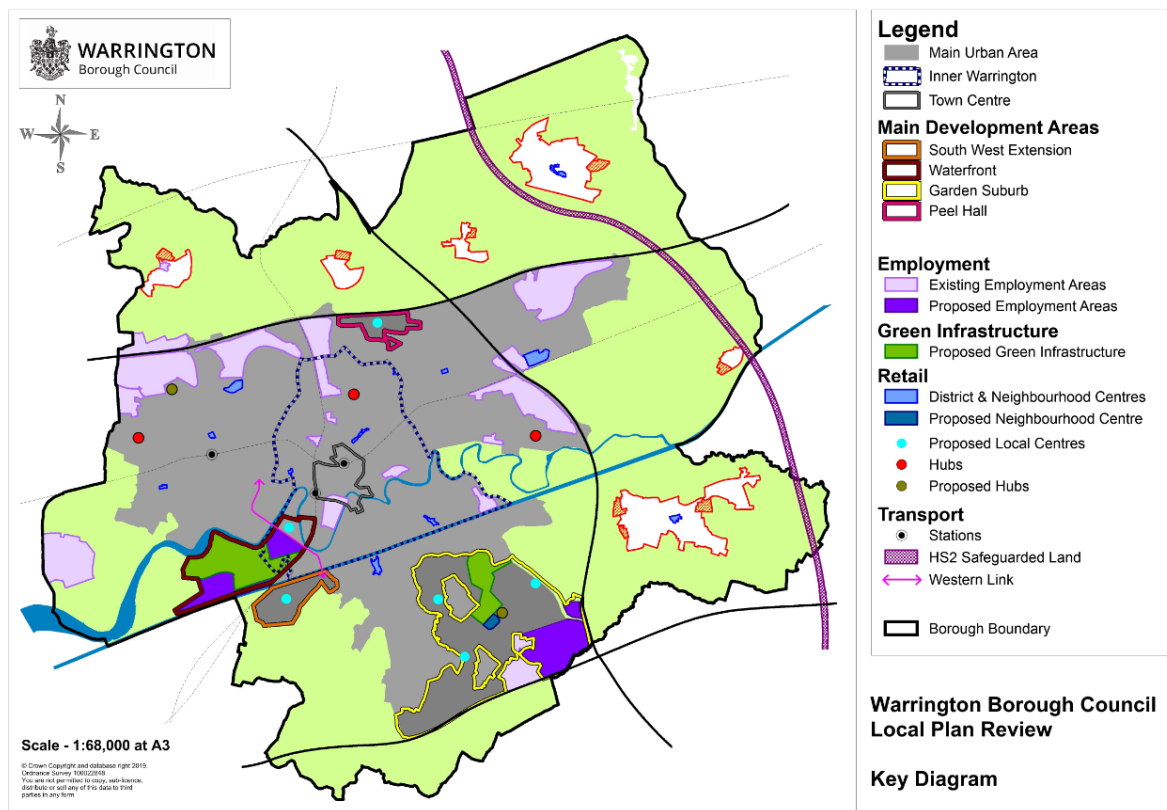
### Overall Strategy

- 2.1 Warrington's emerging Local Plan is the overarching strategic policy document which sets out the planning framework to guide the location and level of development in the Borough up to 2037.
- 2.2 The Council has worked with its partners, including service and infrastructure providers, throughout the process and will continue to engage partners to achieve the agreed outcomes. As such the Proposed Submission Version Local Plan sets out a number of guiding principles in the form of strategic objectives which will guide and influence future development in the Borough. Between 2017 and 2037, the Local Plan seeks to deliver a minimum of 18,900 homes and support growth in the local and sub-regional economy by providing 362 hectares of employment land.
- 2.3 The Plan's main priority remains to optimise the development potential of the existing urban area. As such a number of key elements of the previous Plan's spatial strategy therefore remain. This includes intensifying development in the town centre, the inner area of Warrington and opening up the Waterfront as a new urban quarter facilitated by the proposed Western Link.
- 2.4 It is not possible however to meet all of Warrington's development needs within the existing urban area. The Plan's spatial strategy has therefore been developed to meet the full need for new homes, employment land and retail supported by wide-ranging infrastructure improvements over the plan period.

### Strategic Locations

- 2.5 A number of main development areas have been identified within the Proposed Submission Version Local Plan. These are locations that are of importance to the overall spatial strategy of the plan and will be a focus for development over the plan period. These are:
- Town Centre
  - Waterfront and Port Warrington
  - Peel Hall
  - Garden Suburb
  - South West Extension
- 2.6 As part of the spatial strategy, some incremental development will also be directed to the outlying settlements of Burtonwood, Winwick, Hollins Green, Lymm, Culcheth and Croft.

**Figure 2.1: Proposed Submission Version Local Plan – Key Diagram**



- 2.7 The IDP Schedule which is included at Appendix 1 details the projects required to support the delivery of the emerging Local Plan. It also demonstrates the extensive list of internal and external infrastructure providers that have been consulted in relation to the delivery of proposals within the Proposed Submission Version Local Plan. It is important to note that at a broad Borough-wide level Warrington can accommodate the levels of development proposed by the Proposed Submission Version Local Plan as long as a comprehensive approach is taken to the provision of infrastructure, particularly on the larger development sites.
- 2.8 A plan-wide Viability Assessment has also been undertaken and this demonstrates that the delivery of necessary infrastructure to support the levels of development proposed is viable and deliverable over the plan period. As part of this work, the Council engaged with developers on infrastructure requirements and costs for sites proposed for development in the draft plan.
- 2.9 All of the main development areas require extensive infrastructure to support their development. The Council has identified the strategic infrastructure requirements of these allocations - over and above standard on-site infrastructure and S106 planning obligations - and included these in the Viability Assessment as a per dwelling cost.

- 2.10 For the South West Extension, Waterfront and Peel Hall, this has been calculated by dividing the total estimated cost of the strategic infrastructure requirements by the number of dwellings proposed within the allocation.
- 2.11 For the Garden Suburb, the Council is proposing to facilitate the forward funding of key infrastructure requirements. For the purposes of the Local Plan Viability Assessment, the Strategic infrastructure cost for residential development has been set at £18,500 per dwelling in the first year of the development. This figure has been assessed using current estimates for the delivery of infrastructure in accordance with the Infrastructure Delivery Plan, assumed S106 contributions and the cost of advanced funding. Against this the Council has set an external public sector funding requirement. It should be noted that the funding to meet this requirement has not been confirmed at this stage. The financing to support this enabling infrastructure is the subject of ongoing discussions.
- 2.12 It is anticipated that the strategic infrastructure figure for the Garden Suburb will vary as the current data it is based upon is refined. It is also anticipated that the cost will rise in line with inflation related to cost of development and the value of houses developed on the site. Similarly, the costs of the strategic infrastructure for the other main development areas may also vary as the development proposals for the allocations are worked up in more detail.

### **Next Steps**

- 2.13 The Council and its partners recognise that the requisite levels of infrastructure can be delivered and all partners aim to adopt a proactive approach towards ensuring the timely and co-ordinated provision of appropriate high quality infrastructure to support Warrington's communities.
- 2.14 In order to co-ordinate this approach the Council aims:
- To encourage investment in and improvement of existing infrastructure.
  - To work in partnership with internal and external stakeholders to ensure the timely and co-ordinated provision of high quality infrastructure that supports future growth.
  - To assess the infrastructure needs and requirements which will support growth in the Borough through the IDP.
  - To monitor and review the IDP on a regular basis to ensure that future infrastructure needs are considered and updated.

## Appendix 1 – Infrastructure Delivery Schedule