HEARING STATEMENT
MATTER 10: HEALTH, COMMUNITIES & INFRASTRUCTURE

HALLAM LAND (ID: E157, E.20)

10.30 Which infrastructure projects are critical to the successful delivery of the Plan?

10.39 What would be the implications for housing and employment delivery if key infrastructure projects are delayed or do not come forward?

10.47 What contingency measures exist if critical infrastructure is delayed or fails to come forward?

10.48 Should the policy contain clearer monitoring or review mechanisms?

1.1 Hallam Land's representations (E157) set out specific concerns regarding the scale of infrastructure required to deliver the Council's Spatial Delivery Strategy.

1.2 Policy S24 sets out the Council expectations for the coordination of infrastructure. It fundamentally relies upon individual planning applications being assessed on an individual basis and their contribution to infrastructure being determined on a case-by-case basis. However, the Council's own evidence demonstrates that significant inter-dependency exists between individual sites with a reliance on coordinated funding and delivery. The requirements of the policy for strong coordination of investment and delivery, and the policy approach of relying on individual proposals are at odds.

1.3 Policy S24 fails to describe how the overarching objective of timely delivery will be achieved. Instead, it relies on encouraging collaboration and the publication of policies and guidance. It is, however, unclear what further policy or what further guidance will be published.

1.4 Given the reliance of key sites on significant infrastructure projects, Policy S24 should provide a clear explanation of roles and responsibilities in the design, programming, approval and delivery of infrastructure. Neither Policy S24 nor the individuals site allocations do so.

1.5 Furthermore, given the degree of reliance on specific infrastructure elements – for example Four Elms roundabout – this lack of coordination is troubling and goes to the heart of the Plan as an effective policy document. More so since, as a whole, the Plan fails to provide contingency in the case of delays or a failure to deliver.

1.6 As set out in our statements on other Phase 2 Matters, the Council's precarious housing delivery trajectory requires bolstering if it is to bear scrutiny and provide flexibility to overcome delays in infrastructure delivery.