

CHAPTER 10: DELIVERING INFRASTRUCTURE

Policy D11: Infrastructure Delivery and Impact Mitigation (including any comments on the remainder of Chapter 10)

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/ written rep	Supporting docs	Summary of representation	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
1102464	LPPuD177	UK Power Networks - Howard Green	Y	Y	Y	Y	Y	Y	Y	H	N	<p>We have provided plans showing the existing UKPN major substations in Tendring District, Grid substations (132/33kV) and Primary substations (33/11kV). The drawing is annotated with substation capacities and demands from the 2016/17 winter.</p> <p>Proposed growth within Tendring:-</p> <ul style="list-style-type: none"> • There are two existing Grid substations (132/33kV) in the District, Lawford Grid as mentioned above that was reinforced approximately 12 years ago and Clacton Grid (to the north east of Clacton) has undergone some recent switchgear replace providing some additional capacity. • There are nine Primary substations (33/11kV) in the Tendring district which roughly match the existing urban areas. • Clacton is fairly well served at a Primary substation level, though at the 33kV level there is limited capacity at the Grid substation. It is anticipated at as load grows generically that the transformers at Clacton Grid would possibly be replaced as part of the OFGEM funded works possibly within the next review period commencing in 2023. However a single large development may be required to Contribute to the costs. • Dovercourt & Harwich is served by Dovercourt Primary substation which would appear to have sufficient capacity to cater for the identified housing allocations and possibly the employment sites (depending on their requirements. Should the capacity at Dovercourt Primary be exceeded then the new 33kV cables being installed from a new Grid substation a Felixstowe could be used to support employment growth with the introduction of a new Primary substation (yet to be identified). • Weeley is connected to the Clacton Primary 11kV network and may require significant 11kV works to meet additional demands depending on loads on the 'Mixed Use site', though Clacton Primary should. • Other areas of development are likely to be incorporated into existing networks and local 11kV extensions an reinforcement. 	No changes to Policy S11 suggested.	The information from UK Power Networks is welcomed and has and will feed into the Infrastructure Delivery Plan in support of the Local Plan.	Details only available to the local authority and the Inspector's Programme Officer.
1105936	LPPuD86	Stewart Patience, Anglian Water	Y	Y	Y	Y	Y	Y	Y	N	N	<p>Anglian Water is supportive of Policy D11 as it states that planning permission will only be granted if it can be demonstrated that there is, or it can be demonstrated that there will be sufficient infrastructure capacity for the proposed development. We also welcome the reference made to both funding and timing in relation to the provision of infrastructure to serve development.</p>	No changes to Policy D11 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
1007301	LPPuD23	Essex County Council (Matthew Jericho)	Y	N	N	Y	Y	N	N	H	N	<p>The approach as outlined in Policy D11 is broadly supported, however reference should be made to the consideration of introducing a Community Infrastructure Levy (CIL). This would also ensure consistency with the Draft Plan where it refers to CIL and the TDC Infrastructure Delivery Plan where CIL is included as a possible funding source.</p>	<p>Include the following text within Policy D11 as follows: The Council may consider introducing a CIL and may implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL. For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar</p>	The Council deems this change to be appropriate.	Details only available to the local authority and the Inspector's Programme Officer.

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													types of infrastructure are provided in the glossary appended to this plan.		
1105453	LPPuD98	Education & Skills Funding Agency	Y	Y	Y					W	N	Delivering Infrastructure Supports Policies DI1 and PP12. Suggests it would be helpful to include reference to Essex County Council's "Developers Guide to Infrastructure Contributions (revised 2016)" which includes an explanation of contributions towards expanding existing schools and creating new schools alongside Policy DI1 and/or Policy PP12. Would welcome the opportunity to respond to any updates to the Infrastructure Delivery Plan, reviews of infrastructure requirements or CIL proposals. The ESFA would be happy to meet regarding their proposals for forward funding schools as part of large residential developments as these may be of interest to the Council. They wish to be kept informed of the Local Plan progress up to and including Adoption.	Make reference to Essex County Council's "Developers' Guide to Infrastructure Contributions (revised 2016)" alongside either Policy DI1 or Policy PP12.	The comment is noted however it is not considered necessary to refer to the Developers's Guide as it might be updated and superseded within the plan period. However, the Council would have no objection in principle to the inclusion of such a reference if the Inspector believes it would be beneficial.	Details only available to the local authority and the Inspector's Programme Officer.
1104418	LPPuD113	Environment Agency	Y	Y	N	X				H	N	Delivering Infrastructure There is the need for new or replacement flood defences to be supported with other sources of funding where these are important to the continued sustainability of key settlements and developments. Community Infrastructure Levy and section 106 agreements are useful means of raising sums to support the Partnership Funding of required flood defences to address asset deterioration and replacement to counter the envisaged effects of climate change (sea level rise and peakier river flows).	No changes to Policy DI1 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Businesses, Landowners and Developers															
1106151	LPPuD332	Gladman Homes – Phil Bamford	Y	Y	N	Y	N	Y	Y	H	Y	There is no definition of the term minimum developer profit level which makes the Policy unclear.	Provide a definition for 'minimum developer profit'.	The minimum level of developer profit is, as the policy indicates, the minimum necessary for the development to proceed and this would be judged on a case-by-case scenario, where required, using the most relevant information available.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
1007178	LPPuD344	David Wendon			N					N	N	Road improvements are needed in advance of housing development. There has been no planning for this. A new road link from the east planned in the 70s had land reserved for it but Colchester Borough Council has subsequently allowed housing to be built on it. The area blighted by the proposed road has not recovered and remains run down, congested and polluted. Many travel by car simply there is no public transport to where they want to go, it is not integrated, not reliable or simply not sufficiently frequent to be available within a reasonable time of when they want to go.	No specific changes to Policy DI1 being suggested.	It is not normally the case that highway infrastructure precedes developments due to the way they are funded. However, the Council is supporting two new relief roads in the district. These can be found in policy CP2. This policy also promotes improvements to walking and cycling as well as other modes of transport.	Details only available to the local authority and the Inspector's Programme Officer.

The only suggested change to Policy DI1 or any other section of Chapter 10 comes from Essex County Council in respect of Community Infrastructure Levy (CIL). It is suggested that this change be incorporated into the policy.

Suggested modifications: Include wording at the end of Policy DI1 as advised by Essex County Council:

d. obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

The Council may consider introducing a Community Infrastructure Levy (CIL) and may implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL. For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this plan.