



South Bucks Local Development Framework

Core Strategy

Development Plan Document

Adopted February 2011



South Bucks
District Council

where there are quantitative or qualitative deficiencies as shown in the most up to date Open Space, Sports and Recreational Facilities Strategy. For example, the potential to provide or improve such provision will need to be explored at the Wilton Park and Mill Lane Opportunity Sites when they are redeveloped.

Local open space standards for South Bucks will be developed to help guide on-site provision or off-site contributions to open space, sport and recreational facilities through the Development Management process. Initially, the Open Space, Sports and Recreational Facilities Strategy will be used to guide negotiations.

Core Policy 6 - Local Infrastructure Needs

- 3.2.39 Supporting development with the necessary infrastructure is essential to creating sustainable communities.

Infrastructure Definition

Infrastructure is a broad term encompassing all elements of physical, social and Green Infrastructure. Physical infrastructure includes, for example, roads, cycleways, sewers and other utilities assets; social infrastructure includes, for example, education, health, cultural facilities and emergency services; Green Infrastructure is a multi-functional linked network of green spaces (which will include woodland, parks, waterways, the rights of way network and open countryside).

- 3.2.40 The Buckinghamshire Infrastructure Study⁵³ suggests that it is demographic change, rather than the planned level of new housing development, that is likely to have the greatest impact on local infrastructure needs in the period to 2026. Given the limited level of growth planned and the fact that this will be focussed in existing larger settlements, the need in many cases will be to upgrade existing infrastructure in order to accommodate incremental increases in demand. Accordingly, the Core Strategy seeks to protect existing facilities and services, and ensure they are improved or expanded when needed.

- 3.2.41 The increasing number and proportion of older people in South Bucks will impact upon local infrastructure needs. The Core Strategy seeks to protect existing facilities serving older people, for example venues where the County Council and other agencies provide day care, and other venues offering social opportunities for older people. The approach will also extend to a focus on working with health providers to protect and/or provide sufficient and appropriate healthcare facilities.

- 3.2.42 There is some uncertainty over the likely change in the population of younger age groups over the Plan period, particularly at the more local level relevant to school place planning. The position will need to be monitored, to inform the provision of educational infrastructure and services.

- 3.2.43 Despite the importance of demographic change, housing growth will still have some direct impacts on infrastructure needs, due to associated incremental increases in demand. The Spatial Strategy will necessitate some improvements or additions to local infrastructure - for example, in Beaconsfield and Gerrards Cross further investment will be required in local schools (regardless of any future impacts of the demographic factors referred to above). Ongoing investment proportionate to growth will also be required in a number of other services.

- 3.2.44 Working closely with stakeholders involved in the delivery and maintenance of infrastructure in South Bucks, the Council has identified:

- Planned improvements in local infrastructure that will support delivery of the Spatial Strategy.
- Additional infrastructure requirements that will arise as a result of the scale and distribution of development proposed in the Spatial Strategy, and when this should be put in place.

- 3.2.45 The results of the infrastructure planning work are reflected in the Infrastructure Schedule at Appendix 6.

3.2.46 There are rolling programmes for the maintenance and upgrading of the infrastructure network in South Bucks, ensuring it retains appropriate capacity and quality, taking into account proposed new development. For example, localised upgrades to utilities distribution networks are planned by utilities providers, or will be secured from development where necessary. Chiltern Rail is continuing a programme of improvements to their line. The Infrastructure Schedule also identifies planned improvements in local infrastructure, to address demographic change and other local issues. For example, the Buckinghamshire PCT is seeking to rationalise GP services into accessible multi-functional health centres (instead of numerous small GP surgeries), and a number of new play areas are to be provided in the District in the next few years. There are also specific infrastructure requirements associated with the Opportunity Sites at Wilton Park and Mill Lane, and the Opportunity Area South of Iver (see Core Policies 14, 15 and 16).

Funding and Delivering of Local Infrastructure

3.2.47 The Infrastructure Schedule shows that many important infrastructure improvements will be delivered in South Bucks.

3.2.48 However, some needs have been identified for which funding sources are not known, including a number of services who will require ongoing investment (or available funds) proportionate to growth, in order to support the growing community (for example Adult Social Care, emergency services, waste collection and Green Infrastructure). This suggests that an aggregate gap in funding for infrastructure will exist in South Bucks during the Plan period. Although further work to explore funding options will be needed, the evidence demonstrates that South Bucks would benefit from the introduction of a Community Infrastructure Levy (CIL) to help fund local infrastructure needs. CIL will be a standard charge levied on new development, so that developers make a contribution to local infrastructure requirements. The Council is committed to

preparing a CIL Charging Schedule (or some other form of standard contributions regime), in close consultation with infrastructure providers, local communities and other key stakeholders.

3.2.49 The Council will continue to ensure that development makes appropriate provision for new on and off site infrastructure, through the signing of Section 106 Agreements (also known as planning obligations). These will continue to be the main mechanism with which affordable housing and other on-site and direct off-site infrastructure requirements are secured.

Core Policy 6: Local Infrastructure Needs

Existing physical, social and Green Infrastructure will be protected (unless it is clear that it is no longer needed, or alternative appropriate provision is made elsewhere). The Council will work in partnership with service and infrastructure providers to ensure new or improved infrastructure is delivered where and when it is needed, including that set out in the Infrastructure Schedule (see Appendix 6).

Existing facilities and services which serve older people will be protected. The provision of additional facilities and services for older people will be supported, where opportunities arise through redevelopment in sustainable locations.

New development will be required to provide for the necessary infrastructure needs arising from the proposal, either directly or via an appropriate financial contribution. The Council will use planning conditions and obligations where appropriate to secure the timely provision of essential infrastructure directly and reasonably related to a development.

The Council will also work with infrastructure providers, local communities and other key stakeholders to develop a Community Infrastructure Levy, as a further source of funding for improvements in local infrastructure.