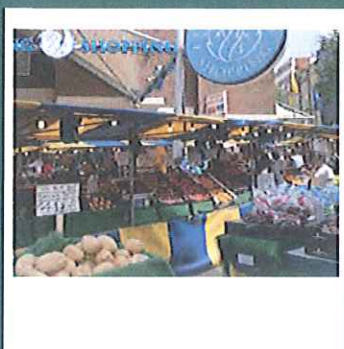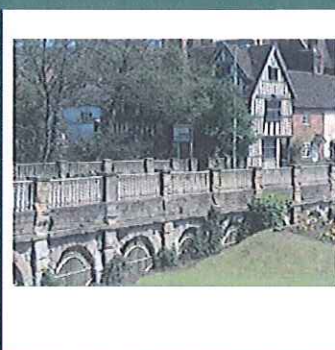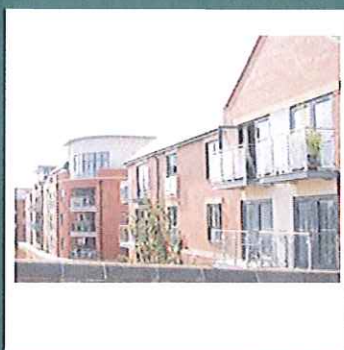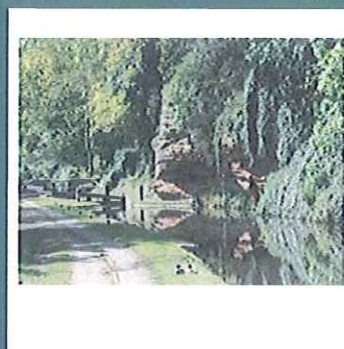**Wyre Forest** District Council

CORE STRATEGY (2006 - 2026)

ADOPTED DECEMBER 2010

WYRE FOREST LOCAL DEVELOPMENT FRAMEWORK

Delivering Community Wellbeing

7.27 Community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. The provision of community facilities and services is essential to the quality of life of local residents. It is important that good quality facilities are available in accessible locations throughout the whole of the District. Ensuring appropriate provision of community facilities reduces the need for people to travel to obtain essential services, which particularly benefits the less mobile and more deprived members of society. This Core Policy seeks to ensure that future development fully considers the needs of local communities and seeks to promote and enhance facilities wherever practicable. The policy should also be considered alongside Core Policies CP03: Promoting Transport Choice and Improving Accessibility, CP04: Providing Affordable Housing, CP10: Sustainable Tourism, CP13: Providing a Green Infrastructure Network and CP14: Providing Opportunities for Local Biodiversity and Geodiversity.

CP07: DELIVERING COMMUNITY WELLBEING

Existing and Improved Community Facilities
The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, sustainable location.

Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.

Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.

Providing Community Infrastructure
New development proposals must contribute towards the retention and formation of sustainable communities within the District. Applicants will be required to provide evidence that the provision of community infrastructure has been fully considered as part of major new development proposals.

Permission for development will only be granted where adequate infrastructure and services exist or can be provided. The preference will be for new facilities to be provided within new developments rather than in lieu of actual provision.

Developer Contributions
As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:

- Affordable housing provision
- Sustainable transport initiatives
- Highways infrastructure and local utility infrastructure
- Education and learning, including schools and libraries

- Sports, recreation, youth facilities, play space and amenity space
- Health and community safety (includes emergency services) facilities and services
- Community and shared use facilities
- Cultural facilities
- Public art, public realm, heritage and environmental improvements
- Biodiversity, geodiversity and green infrastructure

Reasoned Justification

7.28 The former WMRSS identified that Local Development Frameworks should make provision for the full range of requirements needed to create sustainable communities. This includes services and social infrastructure to meet the needs of the population including health, education and skills, spiritual, sport and recreation and cultural facilities. Appendix B sets out an indicative infrastructure schedule which is intended as a guide, based on current knowledge of the level and type of infrastructure that will be required during the plan period to support the overall Development Strategy and levels of development to 2026.

Education

Kidderminster College

7.29 Worcestershire County Council has recently undertaken a Wyre Forest Schools Review. Under these proposals the number of mainstream schools was reduced from 45 to 30, as the 3-tier system of first, middle and high schools was replaced by a 2-tier one of primary and secondary schools. The new secondary schools are identified as top priority for funding under the 'Building Schools for the Future Initiative'. There is an increased emphasis on the shared use of these new educational facilities under the extended schools initiative and these schools, along with others in the District, will make an important contribution to the local community.

7.30 Aside from the schools within the District, Kidderminster College is a successful educational institution and plays an important role in vocational learning for self employment. It is vital that the Core Strategy and other elements of the LDF seek to protect and enhance the educational institutions that exist or are planned to be developed during the lifetime of the plan.

Health

7.31 Also central to community wellbeing within the District is the provision of health care facilities. Worcestershire Primary Care Trust (PCT) plans and provides the health care facilities within the District. There are health hotspots within the Oldington and Foley Park and Greenhill /Broadwaters wards of Kidderminster. Here access to health care facilities remains a major concern for local residents. The District Council will need to work closely with the PCT to sustain and deliver appropriate facilities in the future.

Sport and Recreation

7.32 In 2008 consultants PMP undertook an assessment of all open space, sports and recreation facilities in the District. The Audit recommends that the District should protect and enhance the quality of its existing facilities; improve accessibility to greenspace; prioritise the development of new facilities where the audit has identified deficiencies in current levels of provision and provide new facilities for children and young people at school sites to optimise the use of resources. The Audit will inform the development of a Playing Pitch Strategy for the District, which will be used to develop the Site Allocations and Policies DPD. The strategic context for provision and requirements of outdoor recreation is set out in the Worcestershire Access and Informal Recreation Strategy.

Springfield Park, Kidderminster

Social and Community Facilities

7.33 A recent audit of the social and community facilities currently available within the District,[24] demonstrates that a wide diversity of social groups make use of these facilities. It is important that community halls, churches, theatres and social clubs remain safeguarded from inappropriate development and that their roles are enhanced and promoted wherever possible.

7.34 The provision of multi-use facilities, that provide access to a number of services from a single location, will be particularly encouraged within the District's rural areas. In order to ensure that community facilities and services are enhanced and provided in the most effective and accessible way, it will be important that the Council works with other providers and the voluntary sector.

Securing Community Infrastructure Provision in New Development

7.35 The level of contribution required towards social infrastructure will be dependent upon the type and size of the development proposed, its cumulative impacts on particular areas and the existing facilities and services into which the proposed development falls. Detailed information on the range of contributions relating to social infrastructure provision and those circumstances under which contributions would be required is set out in the Adopted Planning Obligations Supplementary Planning Document (2007).

7.36 The Adopted Planning Obligations SPD will continue to be used as a basis for securing developer contributions. The Council's approach will also be informed by the national regulations for the Community Infrastructure Levy and any future proposals advocated/implemented by Government. The independent viability work commissioned by the Council[25] demonstrates that with the exception of 100% affordable housing sites, planning obligation assumptions as set out in the Council's Planning Obligations SPD would be deliverable in the future.

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24   Community Facilities Audit (August 2009) WFDC
25   Viability of SHLAA Sites (November 2009) GVA Grimley

Wyre Forest District Council

Infrastructure Plan
September 2012

175: *"Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place."*

177: *"It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan making stage, where possible and kept under review."*

3.3   The Planning Advisory Service provides further guidance on Infrastructure planning and rightly identifies that an Infrastructure Delivery Plan is not something that planners can do alone. Planners need to draw on and influence the investment strategies and infrastructure programmes within the local authority and other organisations in its area where possible.

"To achieve an integrated approach, authorities need to work with local investors from the public, private, voluntary and community sectors. From the public sector this includes service providers within local authorities such as children's services, highways, housing, waste collection and disposal and regeneration. Externally, it includes health providers, the police, fire and rescue, courts and government departments. In the private sector, investment operates at all scales and some are essential services for any thriving community, such as leisure facilities and early years childcare provision. The voluntary and community sector also invest in infrastructure through sports and social clubs, hospices and through delivery of services."

4. WYRE FOREST LOCAL DEVELOPMENT PLAN

4.1   In preparing the IDP due regard has been had to the recent Adoption of the Wyre Forest Core Strategy. The Core Strategy identifies potential infrastructure requirements based on best available information at the time. This report therefore seeks to update the information on infrastructure to support the development of the site specific Development Plan Documents.

4.2   The development targets for the District are already agreed and identified through the adoption of the Core Strategy and therefore the key is to understand what infrastructure will be required to ensure that the planned development within the District can be delivered.

4.3   It is important to note what development has already occurred within the District, since 2006, and what development currently has planning permission, as this will identify what is already deemed deliverable by virtue of planning permission. This is explained further on in the Plan.

6.4 The methodology for producing the IDP has been guided by advice provided by Communities and Local Government (CLG) and the Planning Advisory Service (PAS).

6.5 The Infrastructure Delivery Plan schedule should be seen as a package of measures to help deliver sustainable development as identified within the Local Development Framework. As such the various components of infrastructure identified are collectively important in delivering the strategic objectives of the Plan. Nevertheless, some elements of infrastructure have a particular emphasis on delivering specific strategic objectives. Where there is such an emphasis it is acknowledged in the infrastructure schedule, along with links to the relevant Core Strategy Policies.

6.6 This IDP therefore seeks to address the following:

1. Provide an overview of current provision under the infrastructure type classifications.
2. Identify opportunities and challenges in delivering infrastructure
3. Evaluate relevant funding streams and investment programmes
4. Assess the impact of the proposed scales of development and the associated demands for additional infrastructure provision
5. Provide an outline delivery programme for the District's Infrastructure needs to 2026.

6.7 The majority of the information included within the IDP comes from one or more of the following sources

- Evidence Base
- Representations received through Development Planning process
- Discussions with stakeholders
- County Council Consultation

7. WHAT IS INFRASTRUCTURE?

7.1 'Infrastructure' means the facilities and services that help local people to live their everyday lives. It can range from strategic provision, such as a new road or school, to the creation of a local play-space. Providing the appropriate range and scale of accessible supporting social, community, economic, environmental and physical infrastructure is crucial to delivering healthy and sustainable communities. The Core Strategy focuses on the Council's role in facilitating such communities and the mechanisms for delivering the infrastructure that it can through the planning system. It includes Policy CP07 which specifies that new development proposals must contribute towards the retention and formation of sustainable communities within the District. Applicants will be required to provide evidence that the provision of community infrastructure has been fully considered as part of major new development proposals.

7.2 As identified above, there are a number of different types of infrastructure that exist. For the purposes of this delivery plan infrastructure has been split into three main categories which are:

- Physical infrastructure;

- Social infrastructure; and
- Green infrastructure.

7.3 These broad terms highlight the main strands of infrastructure that exist but it is important to note that these are not mutually exclusive and obvious relationships exist between the different strands. The multi-functional role of infrastructure is an important component for the planning system to understand and utilise and this is something that the Council is acutely aware of. Therefore, although the different types of infrastructure are split up under subject areas below and are assessed independently in this delivery plan, the synergy between them is also considered and identified where relevant. For example, new cycle and pedestrian routes whilst providing important physical infrastructure could also be used as a green infrastructure corridor if accompanied by appropriate landscaping and planting.

7.4 It is under this framework that the Delivery Plan has been developed. The different types of infrastructure that have been identified for consideration within this plan are as follows:

PHYSICAL INFRASTRUCTURE	
Transport	- Road - Rail - Bus - Cycling - Walking - Parking - Waterways
Energy	- Electricity - Gas - Renewable Energy
Water and Drainage	- Water Supply - Waste Water - Drainage - Flood Defences
Waste	Collection and Disposal
Other	- Telecommunications - Broadband
SOCIAL INFRASTRUCTURE	
Health	- Hospital - GP Surgeries - Health Centres
Education	- Primary - Secondary - Further Education
Emergency Services	- Police - Fire - Ambulance
Leisure Services	- Swimming Pools - Sports Centres

	• Sports Pitches
Cultural Services	• Museums
	• Libraries
Community Services	• Community Centres / Meeting Hals / Parish Rooms
	• Places of Worship
	• Cemeteries
	• Post Offices
GREEN INFRASTRUCTURE	
	• Landscape Designations
	• Biodiversity Features
	• Geodiversity Features
	• Historic Environment
	• Strategic Open Space and recreational areas

8.   The Current Policy Approach

8.1   The national policy approach to infrastructure provision has been identified in section 3 of this document.   This section identifies in detail the current approach of adopted and emerging policy within the District, with regard to infrastructure provision.

8.2   The current Development Plan for the District comprises of the Adopted Local Plan of 2004, the Adopted Core Strategy of 2010 and the emerging Site Allocations and Policies DPD and the Kidderminster Central Area Action Plan DPD.   The Council also have an adopted S.106 SPD, which identifies the infrastructure that is currently required from development.   The various policies included within these plans are identified below:

8.3   Core Strategy (Adopted December 2010)

8.4   The Adopted Core Strategy includes a number of policies that will help to ensure that infrastructure is delivered within the District.   Some of the policies that specifically refer to infrastructure requirements from new development are as follows:

- CP02: Water Management
- CP03: Promoting Transport Choice and Accessibility
- CP07: Delivering Community Wellbeing
- CP13: Providing a Green Infrastructure Network

8.5   Planning Obligations SPD (Adopted February 2007)

8.6   The District Council has an adopted Planning Obligations SPD, which sets out the requirements for contributions from different types of development.   This enables the Council to ensure that relevant infrastructure is provided through the development control process.   The Planning Obligations SPD can be viewed in full on the District Council's website www.wyreforestdc.gov.uk

EMERGENCY SERVICES

Introduction

West Mercia Police and Hereford and Worcestershire Fire and Rescue Service

The emergency services are undergoing a period of transition, which has been steered by the Government's Comprehensive Spending Review (CSR). This has obliged West Mercia Police and Hereford and Worcestershire Fire and Rescue Service to meet new fiscal objectives whilst maintaining service standards in a way that meets the Government's Localism agenda.

West Mercia Police has been adapting itself to the new fiscal and political context principally through its own internal *'Making the Difference'* structural review and entering into a *'Strategic Alliance'* with Warwickshire Police.

The *'Strategic Alliance'* was formally signed off by both Police Authorities on 28 and 29 June 2011. Although strategic proposals for joint working were also agreed at the meetings, further work is required by both Forces to finalise how these will be delivered in practice. It is however expected that the *'Strategic Alliance'* will enable the fiscal gap between the efficiencies identified by the *'Making the Difference'* structural review and the CSR settlement to be closed.

Whilst the CSR settlement was better than expected for Hereford and Worcestershire Fire and Rescue Service, it still requires the service to engage in a full structural review to meet the challenges that have arisen. This review is still on-going (at the time of writing), but has already highlighted areas where service improvements can be delivered.

Identified Infrastructure Requirements to support the development strategy

The following information has been provided by West Mercia Police (WMP) and Hereford and Worcestershire Fire and Rescue Service (HWFRS) in response to consultations on the Council's development plan.

Kidderminster – The capacity and capabilities of the existing principal police and fire stations in the town will require enhancement. This will not only involve expanding the physical capacity of the buildings, but also increasing associated IT infrastructure, vehicle fleet and providing the equipment required by officers and staff to deliver services to proposed developments. The specifics of this will be determined by the forthcoming Strategic Investment Assessment; though we believe it reasonable to state at this stage that developer obligations (in whatever form) will be needed as an integral part of the funding packages for both stations.

Consequently, WMP and HWFRS request that the stations are safeguarded for further expansion, through the inclusion of site specific allocations in either the SAPPOP or KCAAPPOP.

Stourport-on-Severn – Discussions have been on-going with Worcestershire County Council regarding the 'Tan Lane and County Buildings' site (Policy 40 of the SAPPOP). At present, there is agreement in principle that the Library, Health Centre, Police Station and Coroners

Court need a new purpose-built facility to cope with current and projected demand for services. The Council should however be aware that developer contributions will be required to form an integral part of the funding package for the new facility.

HWFRS is content that its current fire station at the site is suitable for its needs. This position is however caveated on the assumption that the station will be upgraded to meet anticipated demands from development growth. The funding package for this will necessarily be reliant on an integral part of it being raised through developer obligations levied on planned development growth.

Bewdley – Whilst the development proposed will not necessitate an expansion of WMP's existing station in Bewdley, there will be a need to enhance the Force's IT infrastructure, vehicle fleet and provide the equipment required by officers and staff to deliver services to the proposed developments. HWFRS has been in discussions with the PCT regarding the redevelopment of its site in Load Street, Bewdley, however, as these discussions are at the preliminary stag, it not possible to confirm whether HWFRS will be staying at the site or moving to a new one. Either way, developer obligations will be required to help ensure that the HWFRS facility can provide services to sites expected to deliver development growth in Bewdley.

Identified funding gap:

Identified Scheme	Responsible Body	Potential Funding Sources	Total Cost	Funding Secured	Funding Gap
Upgrade to Kidderminster Police HQ	WMP	Prudential Borrowing (some shared with HWFRS) Recycling capital receipts Developer contributions Worcestershire Capital and Asset Pathfinder Initiative	£0.5m - £1m	0	£0.5m - £1m
Replacement of Stourport-on-Severn Police Station	WMP	Prudential Borrowing (some shared with HWFRS) Recycling capital receipts Developer contributions Worcestershire Capital and Asset Pathfinder Initiative	£3m	0	£3m

West Midlands Ambulance Service

Like most public services at this current time, West Midlands Ambulance Service (WMAS) is currently undergoing a transition phase. Within the Wyre Forest there is currently one ambulance station, which is located along the Stourport Road in Kidderminster. However, WMAS are due to put the station up for sale as part of a bid by the health trust to reduce costs and service downtime. The WMAS are looking to put the current station on the market but will replace the provision with three new community stations in Kidderminster and one in Stourport. This move is all part of the trust's "make ready" initiative, which is seeking to change the current set up for ambulance stations across the area. The locations of the new community stations are not yet known.

EMERGENCY SERVICES	
Responsible delivery bodies	West Mercia Police (WMP) Hereford and Worcestershire Fire and Rescue Service (HWFRS) West Midlands Ambulance Service (WMAS)
Strategies, Plans and Programmes	WMAS Business Implementation Plan 'Making the Difference' structural review – West Mercia Police
Existing Provision	The existing provision with the District is highlighted within the introduction of this section.
Planned Provision	The planned provision within the District is as follows: ● Upgrade to Kidderminster Police HQ ● Replacement of Stourport-on-Severn Police Station
Challenges	Potential challenges exist in terms of funding mechanisms given the cut in available public sector monies.
Opportunities	Potential opportunities to co-locate facilities have been explored
Funding	A number of funding streams for potential infrastructure investment have been highlighted in the table within the introduction to this section ● Prudential Borrowing (some shared with HWFRS) ● Recycling capital receipts ● Developer contributions ● Worcestershire Capital and Asset Pathfinder Initiative In terms of funding for improvements at Bewdley police station, it is considered that the recent implementation of a planning permission, for the conversion of part of the station for residential use, should help to contribute to the required infrastructure improvement within this location.
Risks	Whilst the CSR settlement was better than expected for Hereford and Worcestershire Fire and Rescue Service, it still requires the service to engage in a full structural review to meet the challenges that have arisen.
Summary / Role of the LDF	Supportive role for new infrastructure in line with the demands on the emergency services. Potential for developer contributions to help fund some of the shortfall identified for new emergency infrastructure.

Update – West Mercia Police, Strategic Infrastructure Assessment (September 2012)

Further information has recently been submitted to the District Council, by West Mercia Police (WMP), in the form of a Strategic Infrastructure Assessment (SIA). The SIA examines WMP's existing infrastructure in the area and the specific requirements for additional infrastructure to serve the planned growth within Wyre Forest District, including the need for:

● New estate and buildings; and

- New staff and the capital expenditure that will be required to ensure that those staff are suitably equipped to provide the required service to the planned new growth.

The SIA identifies that the total infrastructure cost of the development proposed within the Core Strategy is as follows:

Infrastructure Required	Current (net) cost for planned growth
Additional buildings and enhanced accommodation	£1,574,313
Additional Officers (set-up costs for 21no officers)	£76,482
Additional vehicles and other operational equipment	£148,070
Additional central support staff (set up costs for 11no. Support staff)	£29,722
Total Infrastructure Cost	£1,828,587

These costs are broken down into specific infrastructure requirements as follows:

Project Description	Cost
Works required at Kidderminster Police Station - Provision of an additional 8no cells - Extension to station to accommodate MIU (an additional 55 officers) 754sqm - Refurbishment of 11no cells in existing building	£1,217,976
Stourport Replacement Police Station (within Civic Centre refurbishment as part of the Capital and Assets Pathfinder Initiative)	£122,337
Churchfields Police Post – will potentially be demolished and therefore replacement provision will be required.	£234,000
Set up costs for 21no officers (£3,642 x 21)	£76,482
Additional Vehicles – 5no motorised (£28,500 x 5 = £142,500) 2no bicycles (£2,785 x 2 = £5,570)	£148,070
Personnel set up costs – Recruitment and ICT/Furniture	£29,722
Total Infrastructure Cost	£1,828,587

Therefore, according to West Mercia Police, there is an infrastructure funding gap of £1,828,587, which would be required to be met over the lifetime of the plan.