

WARWICK DISTRICT LOCAL PLAN

EXAMINATION 2016

MATTER 15 – INFRASTRUCTURE, DELIVERY AND MONITORING

HEARING STATEMENT

ON BEHALF OF GALLAGHER ESTATES LTD

Pegasus Group

5 The Priory | London Road | Canwell | Sutton Coldfield | West Midlands | B75 5SH

T 0121 308 9570 | **F** 0121 323 2215 | **W** www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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MATTER 15 – INFRASTRUCTURE, DELIVERY AND MONITORING

Policies DM1 and DM2, Delivery and Monitoring Activities and Infrastructure

- 1) What are the likely impacts of the proposed scale and distribution of development on infrastructure (other than transport)? How have these been assessed?***
- 2) How is it intended to address impacts on existing infrastructure and the need for new or improved infrastructure?***
- 3) What specific improvements are proposed or will be required? What is the likely cost? How will they be brought forward and funded?***
- 4) How will the provision of infrastructure be related in terms of timing/ phasing to development proposals?***
- 5) How will other agencies and organisations be involved? What level of commitment/ agreement is there?***
- 6) What role will a Community Infrastructure Levy play? What are the proposals and timescales in this respect?***
- 7) Are Policies DM1 and DM2 justified? Are they sufficiently clear? Do they provide adequate flexibility? Are they consistent with national policy?***
- 8) Is the approach to delivery and monitoring sufficiently clear? Would it be effective?***
- 9) Are there modifications to these policies or the wider approach to delivery and monitoring and infrastructure which are necessary for soundness?***

It should be noted that some of the allocated sites in the plan already have the benefit of planning permission and are committed to delivering infrastructure as per arrangements when consent was given. In light of this, the local planning authority should ensure that any CIL requirements to provide for infrastructure delivery are based upon all remaining unconsented proposed developments in the plan. Such an approach will ensure the plan is effective and therefore deliverable over its period.