

Preparing for Growth

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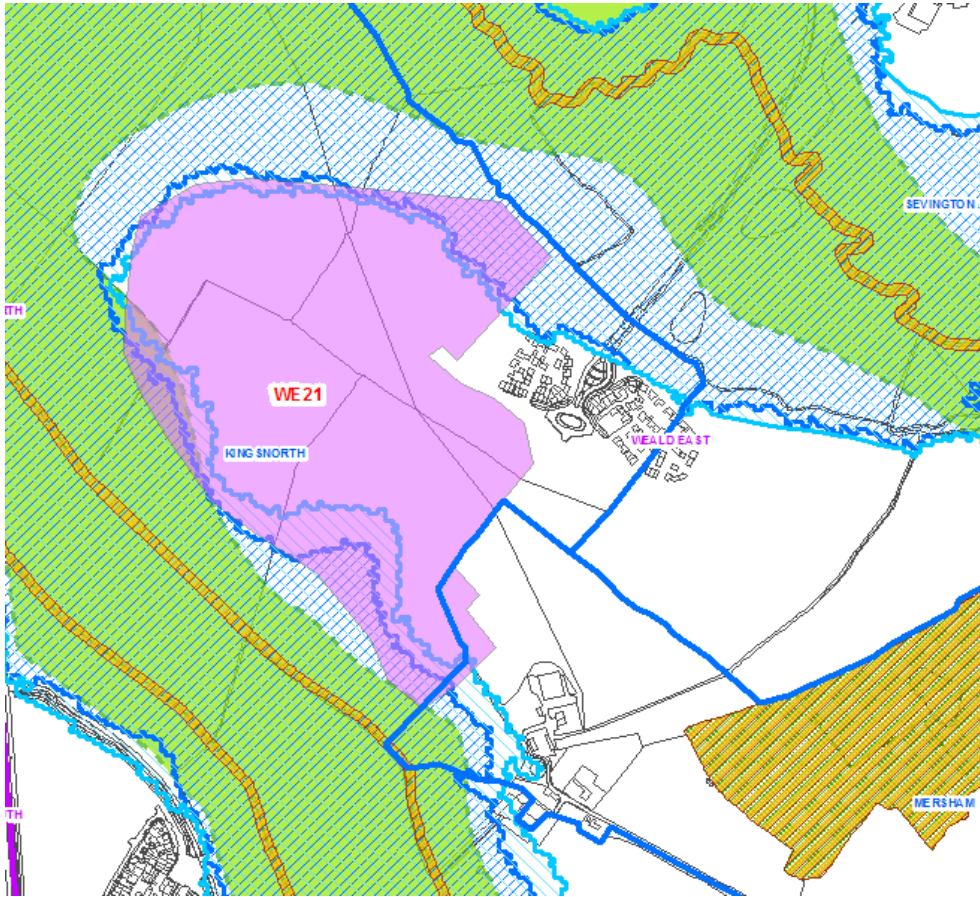
Introduction

- The Local Plan – why it's important to health service providers
- Identifying infrastructure needs
- Planning for delivery – Section 106 and the Community Infrastructure Levy (CIL)
- Working together

The Local Plan

- ABC now preparing a new Local Plan to replace the 2008 Core Strategy.
- Will look ahead 15 years from now.
- Proposing c. 14,000 new dwellings and c. 12,000 new jobs in the borough.
- Large majority of new development expected to be in and around Ashford

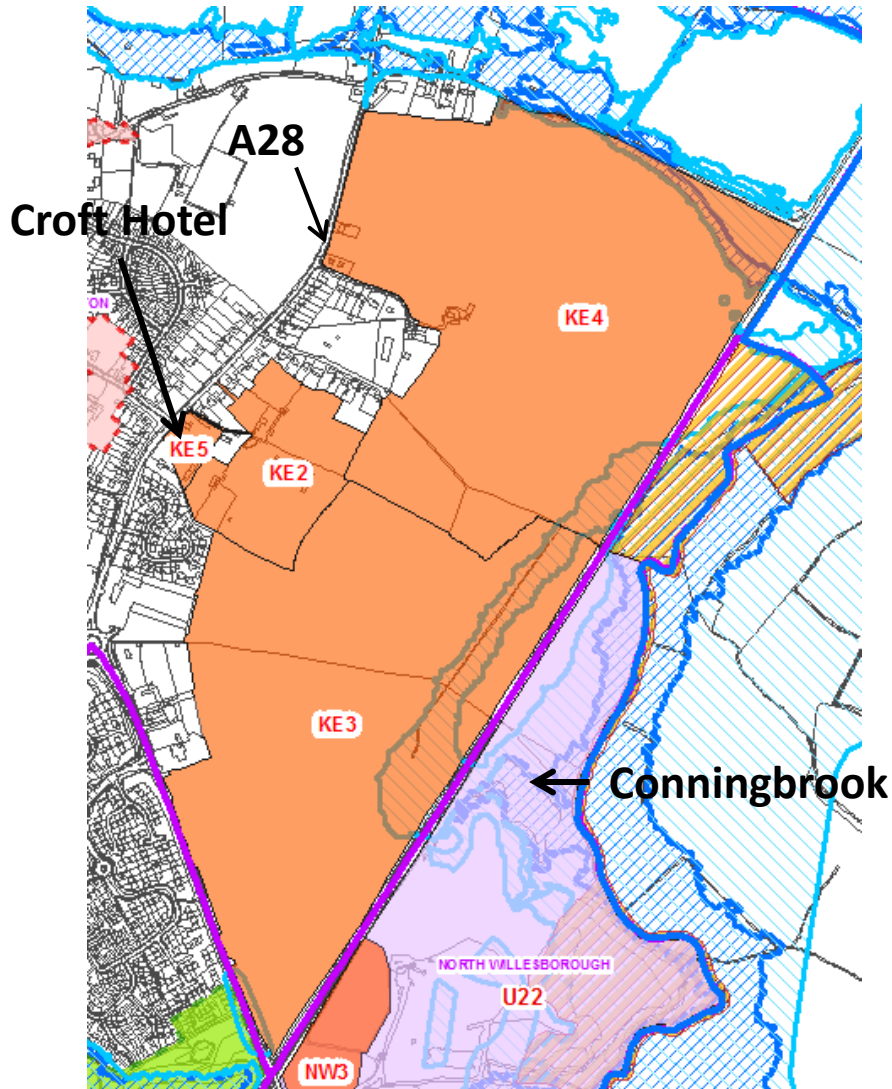
Cheeseman's Green



WE21 - West of Finberry Phase 1

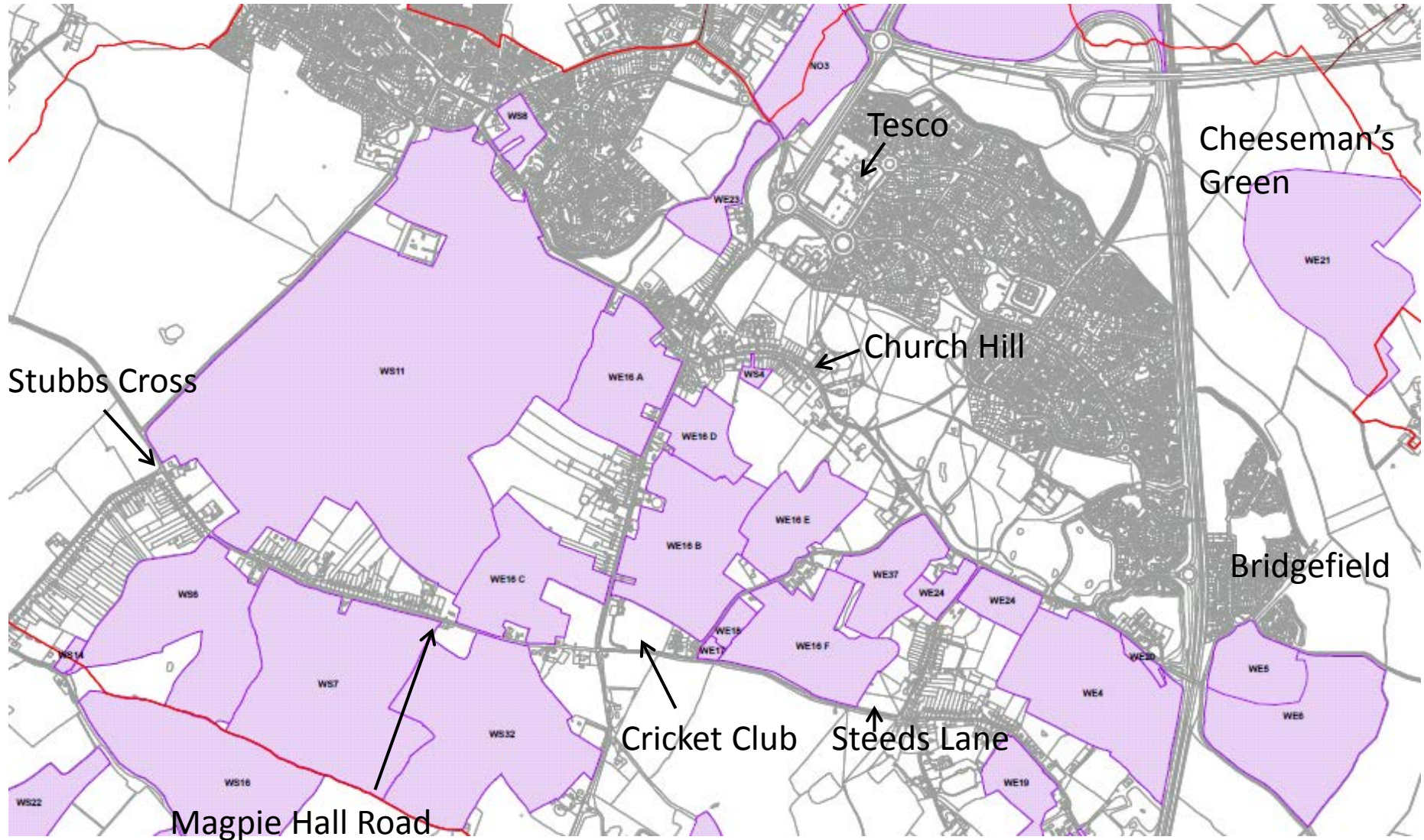
Proposing 420 homes
plus community,
leisure and
employment

Kennington



- **KE5 Croft Hotel**
Proposed for redevelopment of hotel and additional housing
- **KE2 Orchard Farm**
Proposed for housing
- **KE3 & KE4**
Proposed 1000 homes on each

South of Kingsnorth



Infrastructure

- We need to work with health service providers to influence location of new development (para. 171 of the NPPF).
- You need to be proactive in identifying any new infrastructure requirements.
- We must show that either existing or new infrastructure can support new development.
- An Infrastructure Delivery Schedule needs to accompany the Local Plan.

Delivery

- CIL Regulations have changed the game
- Much less scope for use of S106 for strategic infrastructure – no ‘tariff’ based contributions
- CIL will generally deliver less funding than S106 – likely to be a long list of calls on CIL
- Need to be precise in identifying needs – where do they arise from ? what is needed to mitigate them ?

Working Together

- Integration of health service planning and development planning.
- Future roles of Hospital and GP services.
- Ensuring good public access to parks, sports, walking and cycling opportunities.
- What will be the role of this Board ?
- How can we increase the profile of the Health Infrastructure Group ?

The time is...now

- New draft Local Plan in 6 months time.
- Draft CIL Charging schedule in 6 months time.
- Decisions on proposed new site allocations before Christmas.
- Finalising the Infrastructure Delivery Schedule before Christmas.