CHESTERFIELD LOCAL PLAN: EXAMINATION

Matter 8: Infrastructure, Transport, Plan-wide Viability & Monitoring

HEARING AGENDA

Wednesday 6 November 2019, starting at 10am

Participants:
Max Kerley
PDG Ltd for Chatsworth Settlement Trustees

Key Documents/References:
Infrastructure Delivery Plan 2019 [KSD6]
Green Infrastructure Topic Paper [TP3]
Housing Market Area Statement of Common Ground [SCG1]
Health / Education Statements of Common Ground [SCG5 & 6]
Derbyshire Local Transport Plan 2011-2026 [EV40]
Strategic Highways Infrastructure & Transport Evidence Statement of Common Ground [SCG2]
Highways Agency M1 Junction 30 Statement of Common Ground [SCG8]
Viability Appraisal Report & Appendices 2018 [KDS7 & 8]
Monitoring and Implementation Framework [KSD10]

Agenda

Infrastructure & Transport (10am-12noon)

1. Preliminary matters including Infrastructure Study & Delivery Plan 2019:
   i) Broad costs for critical/essential infrastructure to the Plan’s proposals.
   ii) The extent of any funding gap.
   iii) The range of potential of funding options including interrelationships with the Derbyshire Infrastructure Investment Plan and the SCRIIP.

2. Social and utility infrastructure to support growth – education, health, power, waste water (Staveley WWTW) etc.

3. Transport infrastructure, including:
   i) North Derbyshire M1 Junctions and A619 Treble Bob Roundabout
   ii) Chesterfield Staveley Relief Road
   iii) A61 junctions
iv) Hollis Lane Link Road  
v) Soundness of other Priority Areas in Policy LP23  
vi) Multi-user trails Policy LP16

4. Soundness of Policies LP11, LP12, LP16

Plan-Wide Viability (12noon-1pm)

5. Deliverability and Viability of the Plan’s policies and proposals  
   (a) General Approach and Key outputs from the Whole Plan Viability Study  
       2018 and typologies tested  
   (b) Reasonableness of key viability inputs including:  
       (i) Land values (including benchmark / existing use values)  
       (ii) Construction costs  
       (iii) Sales values  
       (iv) Profits, fees, contingencies and any allowance for abnormal costs  
       (v) Cumulative costs of development plan policy requirements  
           including optional technical standards, Electric Vehicle Charging Points etc.  
   (c) The viability of affordable housing and the balance with other requirements / CIL  
   (d) Robustness of the 2018 Study outputs and conclusions that development is not at serious risk of delivery by the cumulative impact of Local Plan policies.

Monitoring and Review (2pm)

6. Implementation and measuring effectiveness of the Plan’s policies and proposals  

7. Is the Plan’s approach to monitoring practicable?  

8. Contingency measures / plan review  

9. Summary of proposed main modifications to the monitoring framework

Please Note: There will be a final administrative session with the Council [held in public] on next steps for the examination at 3.30pm – outlining the actions and principal main modifications discussed at the hearings, indicative timings for consultation on main modifications and delivery of the Inspectors’ report and the Inspectors’ closing remarks on the hearings.

David Spencer & Bryn Bowker  
Inspectors.