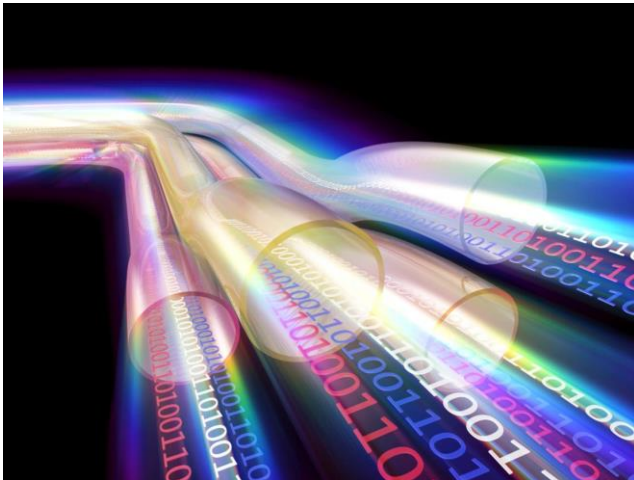


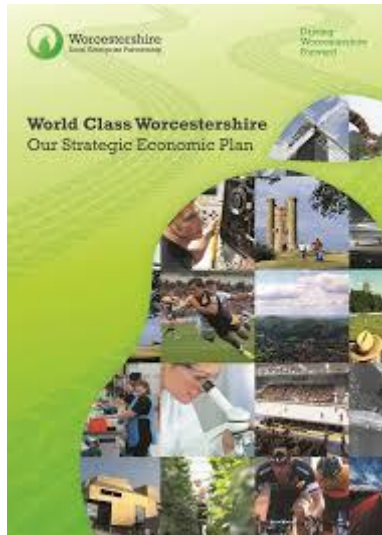
Overview & Scrutiny Infrastructure Delivery in Worcestershire

Emily Barker

Why do we deliver infrastructure?



Strategic and planning documents



Wyre Forest District Council
Infrastructure Delivery Plan



Pre Submission Version
June 2019



Page
Wyre Forest Infrastructure Delivery Plan October 2019



World Class Worcestershire



Our ten year plan for jobs, growth and the economy

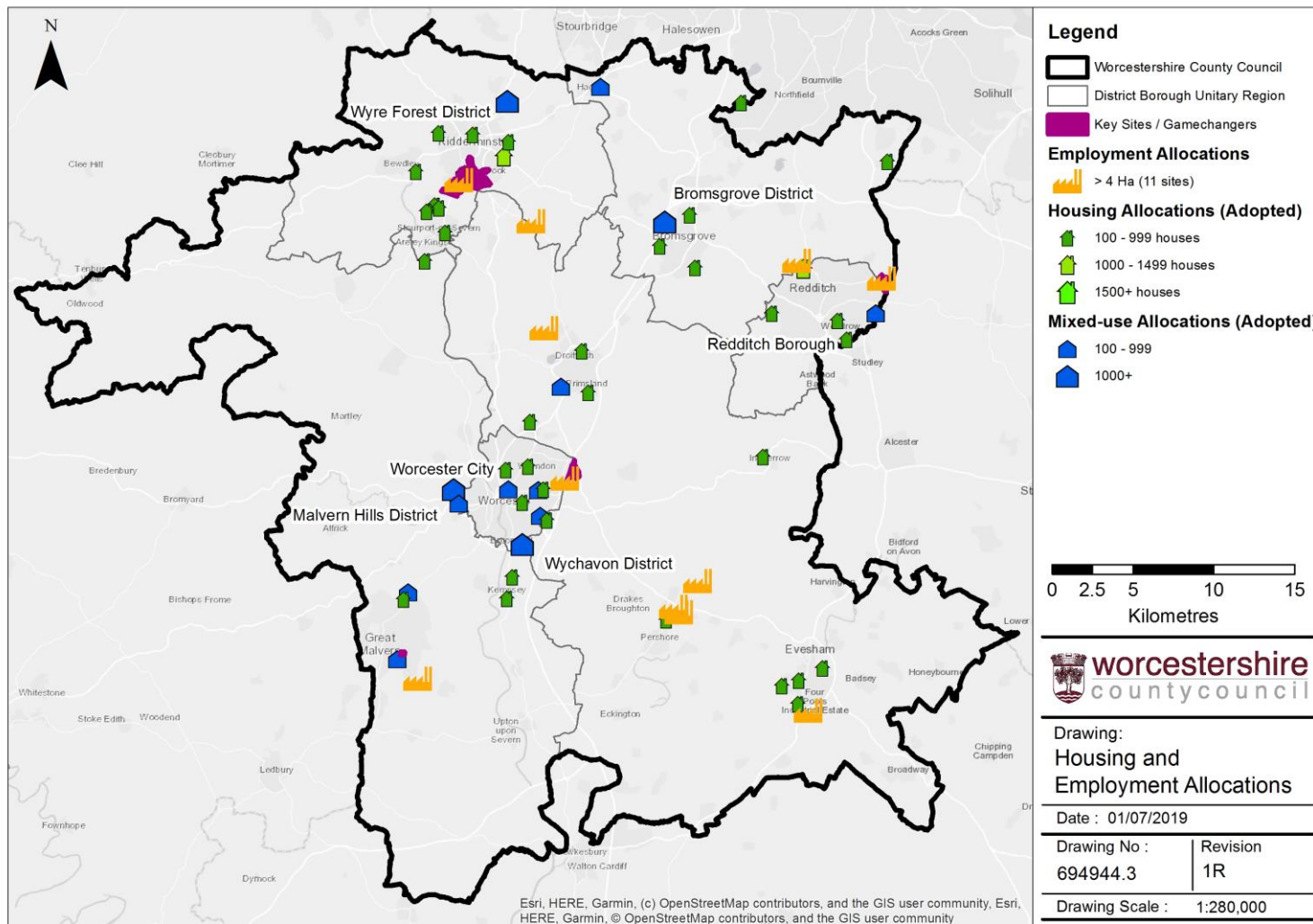


Energy Strategy

Worcestershire LEP Energy Strategy

Prepared by: Enersoft Ltd
an agri-tech group company

Development Across Worcestershire



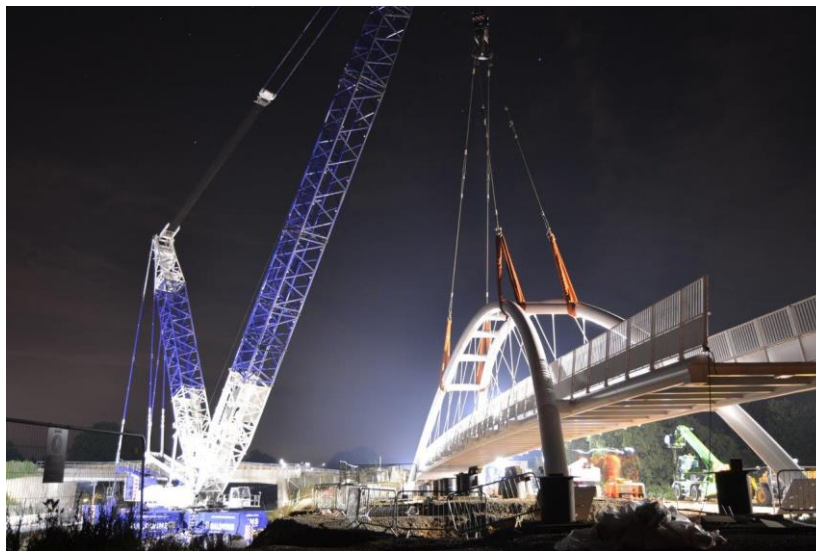
Mitigating Development Impact

South Worcestershire Developer Contributions Supplementary Planning Document



Transport & Highways
Education
Utilities
Community facilities
Emergency Services
Flood Risk & Drainage
Healthcare
Communications
Open Space, Sport & Recreation
Waste

Transport



Education



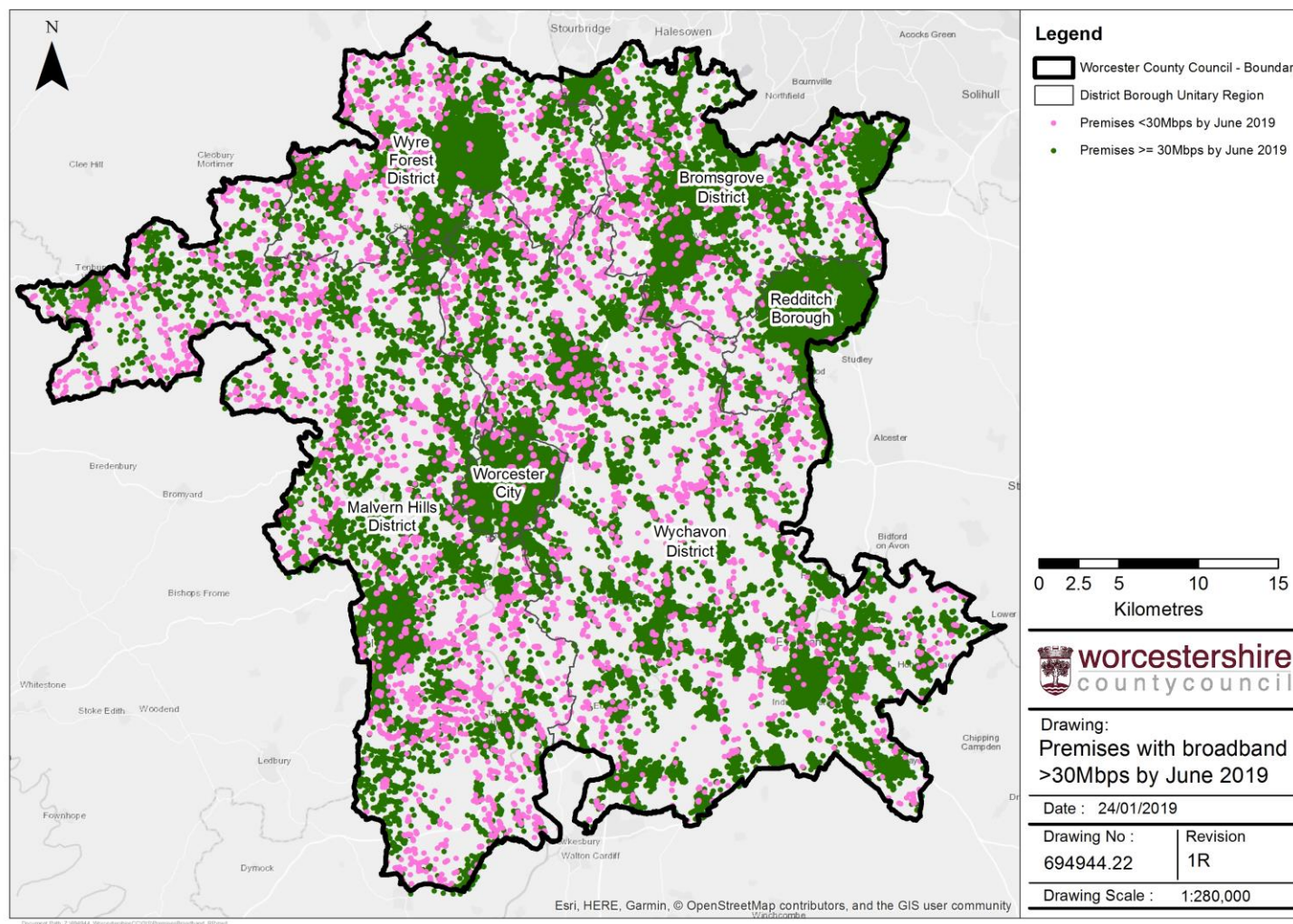
Waste

- Sufficient residual waste capacity for up to 60,000 new homes up to 2040



- 17 Household recycling centres across the county

Broadband & Growth



Funding

Infrastructure Funding



Build Costs



Viability

Appraisal and Viability – Definition and Meaning (Adapted from RICS draft guidance 2012)

	Viable	Not Viable
Value of Development (£ GDV)	Developer's Profit (Return) CIL + S106 Development Costs Land Value	Developer's Profit (Return) CIL + S106 Development Costs Land Value



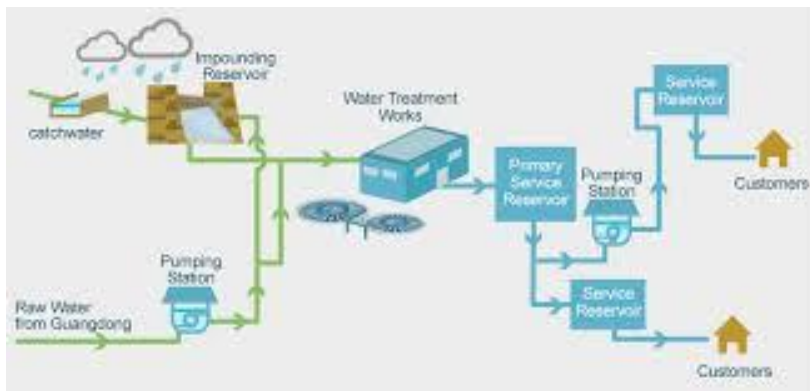
Ministry of Housing,
Communities &
Local Government

The Incidence, Value and Delivery of Planning Obligations
and Community Infrastructure Levy in England in 2016-17

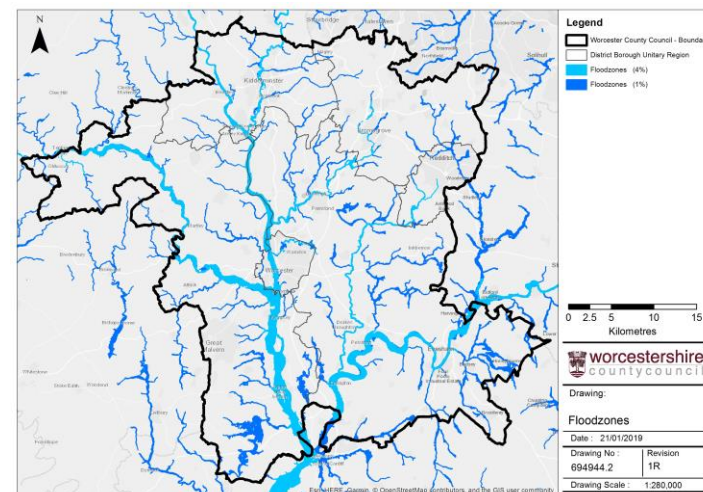


Influencing Wider Infrastructure: Water

Water Supply

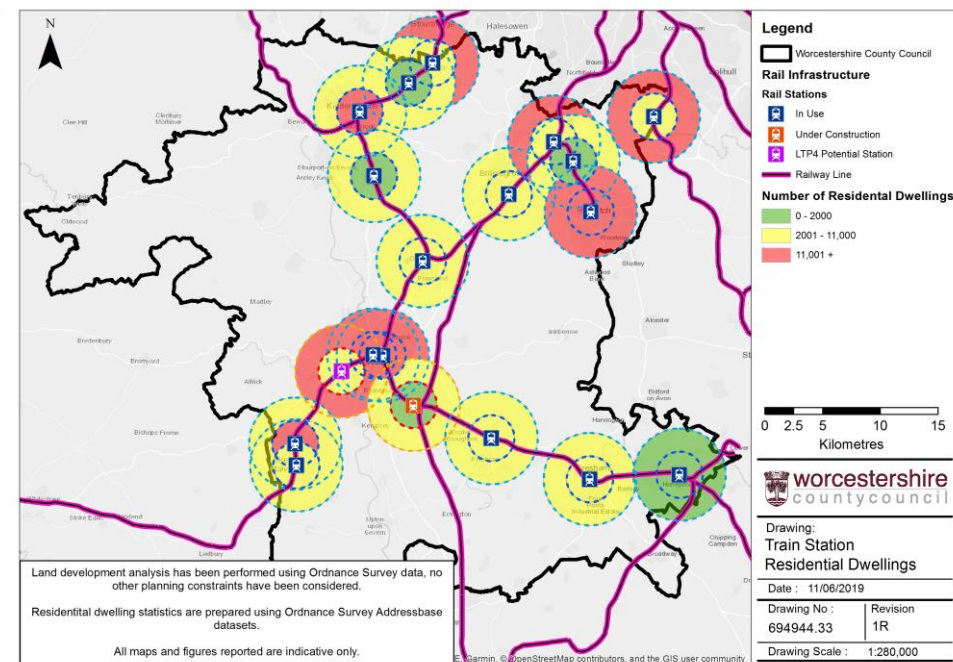
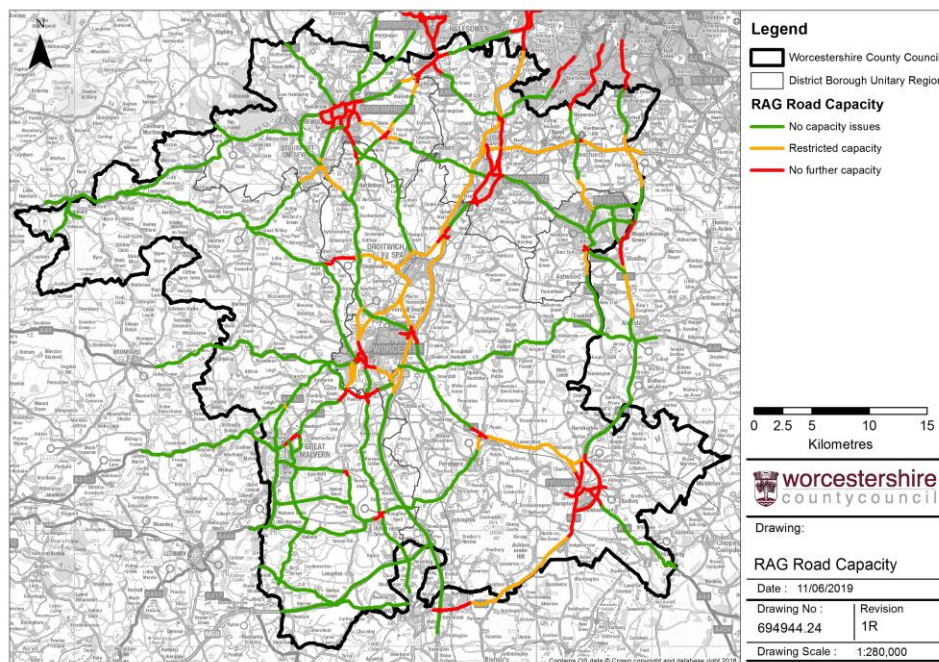


Flooding

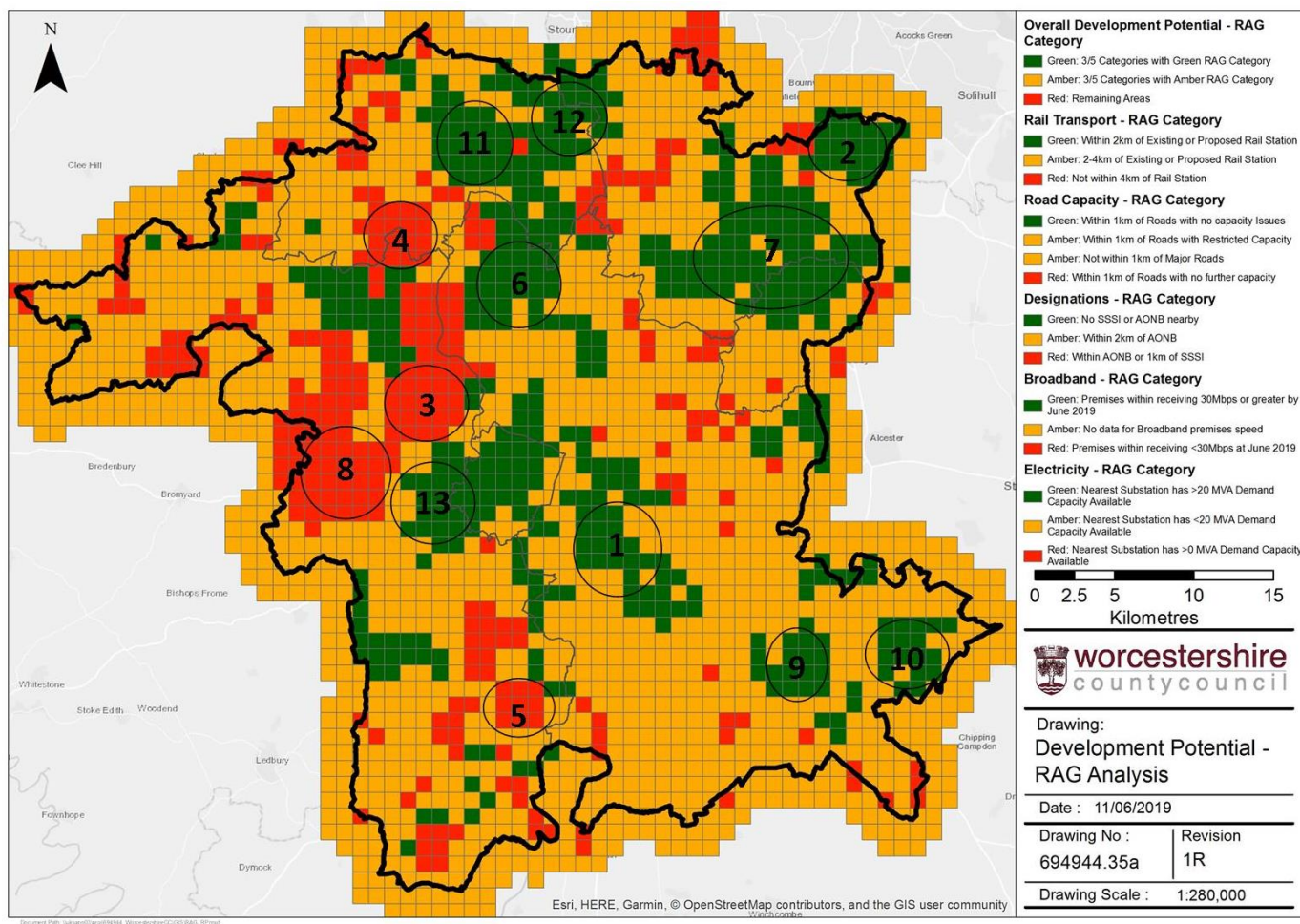


Worcestershire Assessment of Infrastructure

- Considers how infrastructure can play a more proactive role in the development of Worcestershire



Areas of Opportunity



SWOT Analysis Wythall Infrastructure Zone of Opportunity (Green RAG Rated)

<p>Strengths</p> <ul style="list-style-type: none"> Existing properties within the area are already capable of receiving broadband speeds of 30mbps. Some broadband infrastructure in place. Has sufficient electricity capacity for a development of 10,000 dwellings or more. Located near existing Wythall train station Local services to Birmingham and Stratford; trains have capacity Good access to strategic road network (M42 Junction 3). A435 has capacity in immediate vicinity of the development. Outside of flood zones 2 and 3 Bulk waste facilities at Envirosort and Envirocover have capacity for Local Authority collected waste from this development. 	<p>Weaknesses</p> <ul style="list-style-type: none"> A435 to the north of the zone is at capacity. Poor pedestrian access to the station needs significant investment in active travel corridors. Poor train station facilities. Poor cycling access to the station. Car parking at station limited Existing schools full, demand pressures from Solihull MBC
<p>Opportunities</p> <ul style="list-style-type: none"> Located near Birmingham conurbation well suited to take advantage of HS2. To create a self-sufficient new community based around transport links. To create a GI framework around existing SSSI using other existing features such as hedges, canals and field margins Explore alternative school set ups such as "all through", post 16 on site opportunities with links to business and options for site community use. Potential to enhance rail opportunities with significant available car parking to promote a transport hub. Chance to create good quality active travel corridors 	<p>Threats</p> <ul style="list-style-type: none"> Investment in station and active travel corridors