

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Infrastructure Requirements and Delivery

Policy SP20

Infrastructure Requirements and Delivery

Development will be required to ensure the timely and coordinated delivery of necessary infrastructure, having regard to the latest version of the Council's Infrastructure Delivery Plan, through proportionate financial contributions and/or on-site provision. Where necessary, the phasing of development will be linked to infrastructure provision.

The Council will collaborate with other strategic policy making authorities to ensure that administrative boundaries do not restrict the delivery of the most appropriate infrastructure response.

To ensure that communities and business are able to function and grow in a sustainable and effective manner, within the context of the Council's declared Climate Emergency, the Council will work with infrastructure providers and stakeholders, agencies and organisations and funding providers, to identify requirements for and enable the delivery of infrastructure and services for new development and infrastructure development in its own right.

The Council will seek to protect, co-ordinate and, where appropriate, improve services and facilities that provide a key function in the operation of existing communities and protecting environmental quality. The loss of existing infrastructure will only be supported if a suitable alternative can be provided or it can be demonstrated that the infrastructure is no longer required to meet the needs of the community.

Supporting Text

7.47 To ensure that new development within West Berkshire is sustainable, it needs to be supported by adequate and appropriate infrastructure in a timely manner. Infrastructure includes, but is not limited to, physical, social and green (including blue) infrastructure. Certainty regarding the infrastructure requirements of new development is needed, and therefore infrastructure will be completed in advance of new development where appropriate. This is to make certain that the needs of the occupiers of new development can be met without placing undue burdens on existing infrastructure facilities and services.

7.48 Existing infrastructure facilities and services in West Berkshire will play an important role in helping to meet demand where spare capacity has been identified or where co-location of facilities can be achieved for multiple uses. As such, the Council will be seeking to protect and make best use of its existing infrastructure assets.

7.49 In preparing the LPR, the Council worked in partnership with infrastructure providers, both internal Council departments and external organisations, to identify the infrastructure required to support and facilitate the new development allocated in the Plan. Details of this are contained in the Council's Infrastructure Delivery Plan (IDP).

7.50 The Infrastructure Delivery Plan (IDP)⁽¹⁰¹⁾ sets out a range of infrastructure projects to be delivered over the lifetime of the Plan and includes details of the timing and type of infrastructure, costs associated with delivery and funding arrangements or gaps and who will lead on delivery. Infrastructure schemes identified in the early phase of the Local Plan will have greater certainty of being delivered and although longer term schemes may be more fluid at this stage, the IDP is a living document which will be updated on a regular basis to ensure it remains up to date with the timing of projects and their costs and funding.

7.51 The Council will always seek to ensure that development makes a fair contribution to infrastructure, with developers taking the lead in this provision. Therefore, and where appropriate, the Council will encourage developers to provide the necessary infrastructure and facilities themselves as part of new development, rather than by making financial contributions, provided that these include funded proposals for long term management and maintenance.

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7.52 Where necessary, the Council will continue to seek funding for all infrastructure projects through a range of sources including from central Government and developer contributions. The Council will secure developer contributions through the use of Section 106 (S106) Agreements, licensing agreements and through the Community Infrastructure Levy (CIL) Charging Schedule⁽¹⁰²⁾ or any successor. The policy is therefore also supported by the Planning Obligations Supplementary Planning Document⁽¹⁰³⁾.

7.53 National planning policy requires that the viability of new development is considered in the context of infrastructure requirements. In considering planning obligations, the relevant tests will need to be applied as set out in Regulation 122 of the CIL Regulations 2010 (as amended).

102 Community Infrastructure Levy: <https://westberks.gov.uk/community-infrastructure-levy>

103 Planning Obligations Supplementary Planning Document: <https://westberks.gov.uk/obligationsspd>