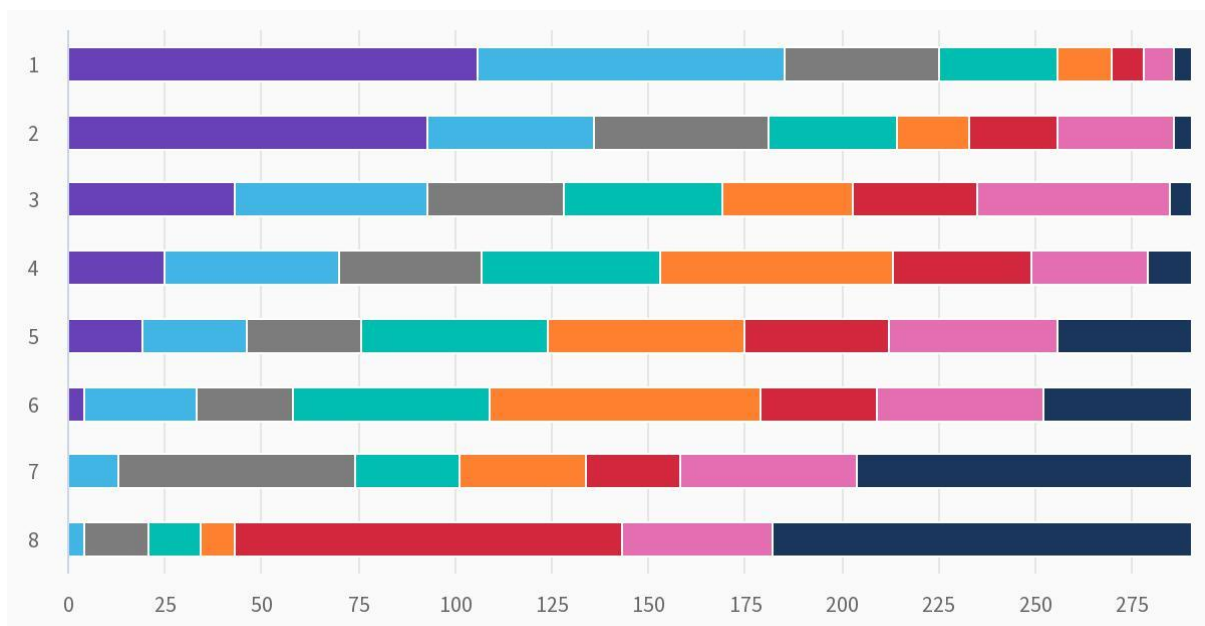


Infrastructure

<https://ehdclocalplan.commonplace.is/en-GB/proposals/infrastructure/step1>

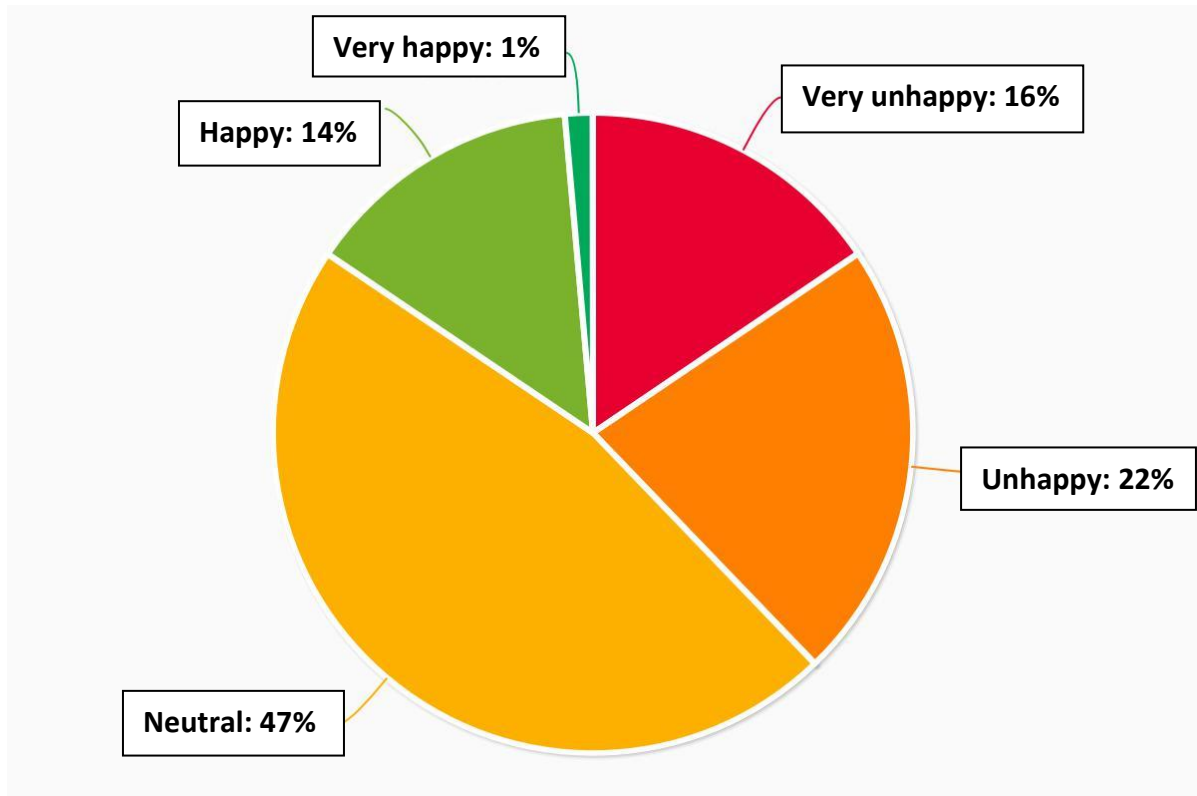
INF1 What type of infrastructure is most important to you? (sort in order of importance)

- Health
- Transport
- Energy supplies and water
- Green spaces
- Community facilities
- Internet and mobile phone reception
- Schools, colleges
- Sport



Health and transport were most commonly ranked highest, while sport and internet and mobile phone reception were lowest.

INF2 How do you feel about the [allocation of CIL funds to date](#)?



There were 283 responses made to this question in total.

How, where and when infrastructure is provided can relate to the size of new development.

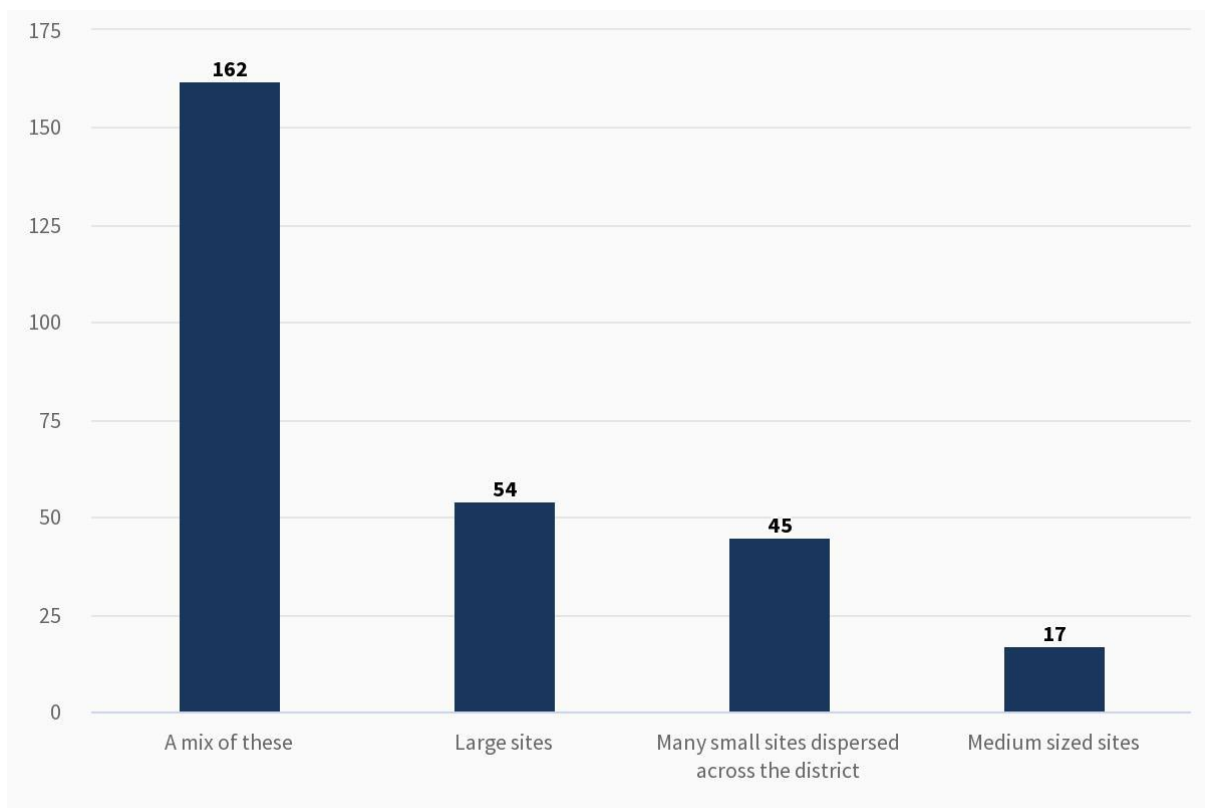
INF3 Which of these do you think provides the best outcome for infrastructure provision? (select one option)

Many small sites dispersed across the district

Medium sized sites

Large sites

A mix of these



162 respondents (58%) selected a mix of these

54 respondents (20%) selected large sites

45 respondents (16%) selected many small sites dispersed across the district

17 respondents (6%) selected medium sized sites

INF3 Which of these do you think provides the best outcome for infrastructure provision?

Many small sites dispersed across the district

Medium sized sites

Large sites

A mix of these

INF3a Please explain your answer

Explanations from those who answered, 'Many small sites dispersed across the district'.

Considered benefits of small sites/reason why

Small housing projects are far more desirable in a rural environment, than huge developments
Small populations can be assimilated into their local communities relatively easily. CIL can be collected and used by EHDC to provide amenities where the need is greatest
Well spread out development of small scale is less disruptive to the existing area
small sites fit more easily into a small town like Alton and everybody can benefit from any inward investment, whereas large sites stick out like a sore thumb
Helps spread the load of new development
Community needs smaller additions to maintain local 'character'
less housing, less traffic on country lanes
To allow as many people as possible to access them
Small sites spread out cater for accessibility needs
It's important that EHDC do not focus solely on their showpiece areas but distribute widely
Less new infrastructure will be needed if there are fewer large sites. Smaller sites integrate better within the local community & create less or no opposition

Considered negative aspects of larger sites

Medium and large site developments themselves have an adverse impact on the adequacy of infrastructure provision which is generally not fully compensated by the projects associated with them

Concentrating developments in large areas puts a significant impact on the infrastructure, it does not grow at the same rate as the population

Although large sites give a more direct opportunity to obtain additional facilities for a settlement, such large sites are totally inappropriate for semi-rural village locations, therefore unless a new "garden village" type of development could be built (which would be ideal), then these large sites in villages should be avoided at all costs.

Large and medium development sites in Four Marks/Medstead will destroy the character and amenity currently enjoyed by the residents. There are other ways of raising funds for infrastructure.

Large new sites cause the most problems since infrastructure such as public transport and local shops is not usually provided.

There have been too many large sites. Developers have to pay more for infrastructure development that the council should be identifying and commissioning

CIL

£50k allocated to Chawton park Surgery to create 2 new consultations rooms, doesn't even tactical the 900 additional patients allocated due to Bentley Surgery closing, let alone copying with all the new residents due to the 6 new developments we already have. Not to mention all the older living developments

Development cil must benefit the area where development takes place, within 0.5 mile

As long as CIL money is collected from ALL developments and then distributed appropriately/equitably and in good time then that should meet the needs of all communities.

Process

Small sites are often overlooked for the larger ones

General infrastructure comments

If infrastructure is provided close to people's needs, the more it will be used and the less impact there will be on the environment.

The infrastructure needs to be developed before the commencement of new Development. There were 175 houses planned for Four Marks/ 'South Medstead' and the S106 contribution from Medstead Farm was re allocated out of the village to Alton Sports Centre. Since then the settlement has had planning permission granted for over 600 homes with no increase in infrastructure. It will be some time before the proposed community building can be built due to the disparity in costs between 2013 and whenever it is completed. 13 aner 600

Until you get the infrastructure right how can you possibly put more large sites in the council need to work with NHS to provide more services on our doorstep like they used to women's health issues for example you now have to phone a number on a Friday where only 20 places for appointments for the whole of Hampshire are allocated at midday and these services you cannot get at your doctors surgery it is unbelievable and short sighted that such basic things of different contraception methods are not available locally the NHS needs to work with local authorities more to understand population increases in areas.

The distribution of housing should be guided by the need to meet the demographic trends and NOT to generate funds for infrastructure. As the demographic trends highlight the need for smaller 1-2 bedroom homes, it is likely that these will be on smaller sites close to the facilities people use on a daily basis.

infrastructure must be evenly spread to avoid conurbations

The infrastructure provided when houses are built are inadequate for the amount of residents (as seen in Alton)

We need little in the way of new houses. We need to switch to a policy of upgrading our existing houses stock as they become available from the older generation. We need more care homes and community hospitals.

There is no evidence that the large site building in Four Marks has made any improvements to our infrastructure despite the claim that money has been given to the Parish Council.

Feedback re the question

I have no way of answering this answer objectively because it is obvious from the explanation of CIL allocation that large sites will of course produce more infrastructure. Then going on to choose a best outcome is disingenuous . To use the preferences expressed regarding CIL and trying to interpret that as a preference for Large Sites per se, is plain dishonest. If this is part of your analysis of the consultation, it will be called out.

The question is asked the wrong way round. The provision of whatever infrastructure is needed should be addressed as part of the plan and the funding for the infrastructure should not be solely dependant on development options. Decide where development should take place to give optimised outcome and then ensure that infrastructure is financed to meet the need

INF3 Which of these do you think provides the best outcome for infrastructure provision?

Many small sites dispersed across the district

Medium sized sites

Large sites

A mix of these

INF3a Please explain your answer

Explanations from those who answered, 'Medium sized sites'.

Medium sized sites will benefit the most people
Large sites providing infrastructure usually reduces the provision of affordable / social housing.
Infrastructure changes need to benefit everyone as an increase in traffic and pressure on local infrastructure will effect everyone in the area.
As outlined below medium sized sites should be dispersed across the district.
The amount paid is minimal compared to the value of the developments even in the largest of sites therefore given the current system medium sites provide the best benefit as they still need to rely on local resources.
Large sites might put more money in the council's pocket but they also create a drain on resources, thereby negating those extra funds
Just think best option
This seems sensible to me.

INF3 Which of these do you think provides the best outcome for infrastructure provision?

Many small sites dispersed across the district

Medium sized sites

Large sites

A mix of these

INF3a Please explain your answer

Explanations from those who answered, 'large sites'.

Considered benefits of large sites/reason why

Larger sites with the infrastructure built in from the word go will allow a more sustainable solution. Squeezing into existing sites brings more problems than solving them.
The Major Development Sites consultation process revealed that there are a number of potential large scale development sites across the district. Whilst EHDC has ultimately decided to abandon that approach (which did not seek to allocate an MDS within Liphook) it must be acknowledged that medium and large sized sites provide opportunities to provide infrastructure in an integrated way as part of sustainable new communities. The availability of land to the South East of Liphook provides an excellent opportunity to provide a range of infrastructure requirements, within the 20-Minute Neighbourhood Area and integrated into a new sustainable community.
This would best support 20-minute neighbourhoods.
Large sites provide the greatest local infrastructure investment according to you. Also offers best opportunity of joined up thinking on what is needed as focussed in one place. Many sites would probably lead to many contrasting views on required infrastructure improvements.
Better to keep countryside dwellers in the environment they have chosen rather than spoil their community and bigger developments can take more infrastructure on roads etc and need to. The country lanes cannot cope with more vehicles and lorries
Large sites where extra doctors surgery and pharmacy can be built to serve the new site and keep a balance of patients per doctor
Much of the infrastructure that delivers benefits for residents, for instance improved road layouts, must happen anyway. Big stuff like community hall, sports pitches etc requires land and it tends to be only large sites that deliver both land and enough money to implement big projects. Collecting CIL over small and medium sites is good but not much help if land is not available.
Large sites can have the appropriate infrastructure designed in.

large cities usually have educated people where they should be so they can make informed decisions easier
I think that a new settlement is the best solution to provision of housing in the area, if carefully controlled based on the needs of the communities in the area (rather than by profit by large scale housing providers) as such large sites can provide the best outcome for infrastructure provision
If managed correctly and developers are not allowed to vary their commitments once planning is consented then larger sites are more likely to generate more contributions to infrastructure
Provides facilities where they are needed
Provision of services would in my opinion be best provided by larger sites where the number of service providers can be optimised and a range of different services provided. However with smaller rural communities the accessibility to such locations can be problematic for elderly residents. A balance has to be reached but one option that cannot work is many small sites as the range of skills needed and available could not be supported with a small number of users of the service living in close proximity to the site.
Only reputable developers of large and medium sites can really support CIL and give back to the community with responsible builds and the skills to provide them. Small sites are more likely to be badly built by inexperienced persons, providing long term detrimental damage to the verdant and rural character of the area, wildlife habitat and neighbouring properties. They only benefit the pocket and bank balance of the developer, at the expense of the local community and wildlife habitat. That being said the council's primary duty should be to protect the county and its residents from harmful development, not chase CIL money.
With large sites there is an opportunity to make infrastructure part of the planning process
Only large development sites, or preferably completely new settlements, can bring the required new infrastructure. All other options provide no benefit to existing settlements and will actually have a negative affect on infrastructure.
The increased pressure on infrastructure in many communities across the district is unsustainable; straws keep being added to the backs of camels. It is better for everyone if the majority of the growth in homes comes with the new infrastructure that can be delivered by large developments and new communities. Not just adding yet more straw, but adding extra camels to carry it.
Larger concentrations of development are more likely to benefit directly from new schools etc. rather than dispersed local development as local facilities are already oversubscribed
There is usually a limit to which existing services can expand it is easier to plan for services in a large new development
Economy of scale gives greater efficiency toward developer contributions
Greatest provision of infrastructure locally .Likely to be infrastructure required on site to ensure the development is suitable in planning terms. Should minimise the amount of CIL/S106 money that is being held by EHDC --currently £4.74 m according to the figures provided above.

Greatest provision of infrastructure locally

Large development sites also have the ability to create balanced communities which genuinely provide homes for all.

A large development is most likely to provide the economies of scale required to support provision of a new local centre within the development, providing community and retail infrastructure directly for, and within easy-reach of by active travel modes, the development.

Medium and large sized sites provide opportunities to provide infrastructure in an integrated way as part of sustainable new communities.

Considered negative aspects of smaller sites

Smaller sites will force expanding community into existing services and facilities forcing a wide range or poorer services.

small and medium sites do not add directly to infrastructure provision.

Small distributed sites cannot get infrastructure developed- the housing developer is just interested in selling his houses, and moving on to the next place.

General infrastructure comment

There seems to be a lot of housing being built, but the infrastructure is being ignored or even destroyed

Many small developments have taken place in Four Marks and there hasn't been any supporting infrastructure put in place to resolve issues associated with the increase in traffic. on narrow roads not designed for what they are not being used for. This is not an easy fix.

infrastructure should be insisted by EHDC with local councils input as they have the knowledge of what is needed. Make developers pay for it and build it before the homes are completed

Infrastructure is the most important thing when planning new houses, particularly schools & GP Surgeries!

We need larger investment

But although large sites provide more infrastructure, the District as a whole requires a mix of site sizes. Conserving the character of rural landscapes should also include "and maintaining farmland for agricultural production critical for our increasing production".

CIL

Use CIL funds to make substantial change

Process

Existing arrangements not ambitious enough.

only if EHDC INSIST that the infrastructure be build first, then the housing. So the new residents can assimilate into the new site, rather than having nothing and feeling ghetto'd and neglected.

This seems to be an area where planning consent is often given without attendant infrastructure consideration

Feedback re the question

Again another binary single selection question, which implies that large sites are required to get any new infrastructure (which is the result of central government policy, the CIL 'ratecard' process, lack of HCC and EHDC initiatives, and limited developer acknowledgement of their responsibilities. A mix of these is the true answer. The size of sites or selection of a specific spatial strategy selected should not determine if any infrastructure, or its size & type, is provided. The primary need is to deliver the required housing numbers and so the spatial strategy may be constrained by availability of suitable sites.

INF3 Which of these do you think provides the best outcome for infrastructure provision?

Many small sites dispersed across the district

Medium sized sites

Large sites

A mix of these

INF3a Please explain your answer

Explanations from those who answered, 'A mix of these'.

Considered benefits of a mix of these / reason why

A mix will prevent a proliferation of one type of sight, which would skew housing provision
Specific to needs of individual settlements that have community support and input.
Ideally many small sites would be the goal to achieve the Vision. There needs to be more GP surgeries or GP hubs to enable access when required (recognising too that a lot more consultations can take place on line). Inevitable economies of scale will dictate Large sites first and then downwards from there.
Not all areas are suitable for a large development. In a larger settlement, a large number of small developments could erode the green spaces so that there is a very urban, built up area in a district that is not characterised by such areas.
need choice
Take up in different communities will vary, so we need to try a variety of responses.
That way all areas may benefit
I think a mixture of these would suit best in the area and especially little hubs spread around for different things, would help a lot
Larger sites should be considered first and then medium and smaller sites can be allocated around villages / towns
Larger sites are the most preferable and should take up the bulk of the housing requirement with the remainder being given to small towns and villages.
The funding is completely wrong. No building should be allowed without the infrastructure being in place. As it is, a mixture will at least provide a little support.
Different areas have different needs
Trying to find a balance!

Allows equal opportunity for all areas
existing large towns can take more, but some villages would benefit from lower cost housing for local young people
Best to spread the burden and the benefit.
Some areas will be better served with existing infrastructure than others. No one really wants a massive new site on their doorstep but a mix of sites is needed to provide fairness and for the true demographic need
A mix of all sites ensures that infrastructure needs are shared equally.
This spreads fund allocation
We need small and medium sites quickly; we cannot wait for larger sites that take decades to build.
It helps to have a balance of developments
Variety gives more options to adapt to local needs
Large sites may have larger infrastructure that impacts the whole community and beyond, but it is also good to have infrastructure for medium and small sites too so local areas feel that improvements are happening in existing communities too and not just on new large sites.
To help people of a large mix of ages and abilities
Seems the most realistic
There is no perfect answer, so it has to be a mix
'One size does not fix all'. Different communities have different requirements, different sites available, different transport facilities and different terrain/suitable building sites. Local issues need local resolution
Depending on the local circumstances, any of small/medium/large sites may be appropriate. It should not be 'one size fits all'.
While Large Sites would deliver the "greatest provision of infrastructure locally", this will be largely absorbed by the development itself and offer little to existing communities, whereas a Mix of sites would provide more infrastructure benefit to the local plan area as a whole. Long term sustainability of any new development should remain amongst the most important of key site criteria. Appropriate investment in infrastructure will need to be required as part of the planning process dependent on the scale and needs of any development. The proposed Infrastructure Plan will need to reflect this.
A mix of these with development being appropriate to the proposed location. In the right place, a large site provides the best infrastructure for a place where people wish to live and work and that is an asset to an existing community.

Considered negative aspects of alternatives

Although large sites give a more direct opportunity to obtain additional facilities for a settlement, such large sites are totally inappropriate for semi-rural village locations, therefore unless a new "garden village" type of development could be built (which would be ideal), then these large sites in villages should be avoided at all costs. As long as CIL money is collected from ALL developments and then distributed appropriately/equitably and in good time then that should meet the needs of all communities.
Although large sites provide more funds for the local infrastructure not all communities want large developments eg outlying villages like Bentley want to remain a village and not have large developments but their phone and internet system is extremely poor
All large, medium or small seems to not give enough flexibility around what exists already and what is needed
One size doesn't fit all requirements.
Only having large sites means zero contribution outside of those sites which means that existing infrastructure remains poor
Just having large sites means everything is concentrated rather than having a mix where other places that already exist eg a village that may have small developments occur nearby are able to benefit from improvements to infrastructure eg a better access road
overdevelopment of areas is not conducive to good living conditions
We should ensure our urban spaces are the best place to live - not encourage scattered development.

Infrastructure

Childcare facilities need to be included in the local plan. The government just last month announced childcare provision/ facilities would be recognised as infrastructure so the local plan needs reworking to take this new infrastructure need in to consideration
East Hants doesn't currently have many 20-minute neighbourhoods with adequate infrastructure. Therefore many parts of East Hants has outstanding needs that need to be met now - before further development is permitted, making the lives of existing residents worse than they are now.
The Playing Pitch Strategy (PPS) for East Hants District identifies a range of projects of varying sizes to meet the needs of the community. Some of these projects will be large in scale and size to meet a strategic need and others will be smaller in size/scale to meet more of a local need. It will be important that consideration is given to the priority of these infrastructure projects as identified within the PPS.
The best outcome of infrastructure provision is dependent upon many complex factors, not just site size. Alongside site size a critical issue is the location of the site, particularly with regard to the availability of existing services and infrastructure. Each site needs to be assessed and understood with regard to particular infrastructure conditions in the location.

There needs to be flexibility. If something is provided e.g. trees parks there needs to be requirements in terms of management and up keep, for example planting trees that die because they are not watered and maintained..

depends on the facility and where it is and how many people it is supporting

One solution is unlikely to suit all cases as there are advantages and disadvantages of each and it can be a close choice. However, keep a constant eye on the overarching limiting factors water supply, sewage and clean rivers, geology, topography and hydrology.

Infrastructure delivery should be a requisite as part of any new development. All these sites will require power, water, digital services, NHS access, school places and transport access whether it a 50 site build or a build containing 6 houses. If more affordable starter homes are being planned for young people who have grown up in the EHDC district then are more than likely to have young families so that will also put pressure on the availability of school places, while the increased living age of older people will put pressure on the NHS services which are struggling to provide any services in some parts of the EHDC district. We also live in a global digital economy whose services should be accessible by everyone so Gigabit broadband services should be made compulsory for any new developments.

With the ongoing development of Bordon and Whitehill, wider infrastructure upgrades need to be alongside more localised ones.

If the rate of development continues in Bordon and Whitehill, the infrastructure provision needs to be for the wider community as well as for local schemes.

Needs vary by location and existing infrastructure. Bordon has been through large growth with limited existing infrastructure while Alton has had notes moderate growth as a percentage and largest existing infrastructure year three grants listed out covered Alton heavily be Bordon didn't even feature

Southern Water is the wastewater undertaker for the south of East Hampshire district. We have a statutory obligation to serve new development and as such would not object to the scale or location of any development within our catchment area, but would flag to the council those areas where network capacity is constrained, and request that if necessary, occupation of those sites is aligned with the delivery of network reinforcements. The allocation of development sites through the local plan will enable us to anticipate population growth within our wastewater catchments and plan, fund and deliver any upgrades needed at WTWs (Wastewater Treatment Works) to accommodate that growth. Network (ie pipes and pumping stations) upgrades necessary to accommodate individual development sites are funded through the New Infrastructure charge to developers (see <https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>) and delivered in tandem with development.

Infrastructure decisions should give high priority to decarbonisation, climate change adaptation, and the protection and restoration of nature . Ie respect and impelent EHDCs Climate and Environment Strategy

CIL

<p>_Unclear why each option has to have this set of outcomes as a given. CIL projects to date, although very worthy and bringing many benefits, lack connectivity and do not seem to have been selected with any sense of a wider ambition for the area, such as helping reduce congestion or improve transport provision for example. Regardless of size of development, CIL projects in the new local plan should be selected as part of a more coherent vision and strategy for the area they serve and in particular this should prioritise better connectivity. The current system seems to be creating small, local improvements whether they are the outcome of smaller developments which don't create "enough" funds, or larger projects which may lead to better provision of schools etc on/near the site, but do not address the enormous impacts of those developments on the infrastructure of the surrounding area. While CIL money has funded a number of key projects in Alton for example, it is an increasingly difficult town to move around safely as a pedestrian or cyclist, and roads/paths connecting CIL projects - such as the station forecourt improvements - to the town have had very low investment.</p>
<p>Infrastructure spending should give a high priority to decarbonisation, climate change adaptation, or protecting and restoring nature. CIL funded projects should ever harm the climate or environment</p>
<p>The examples given in the previous page are not critical infrastructure. It is not clear why there cannot be an amalgamation of CIL funds for this.</p>
<p>It is disappointing that so little of the CIL money has actually been used to provide infrastructure to create new housing areas. Surely it is the local authorities job to provide the infrastructure financing, particularly for new Areas for building. Currently the policy always seems to be to add onto existing towns and villages. We need the occasional Newtown project to take the load off existing communities.</p>
<p>There seems to be no allocation in Bordon which I would have thought fundamental to the growth in population facilitated by the new housing , in particular gp surgeries ,aa new supermarket, nhs dentists</p>
<p>All areas need to benefit from this infrastructure. Not just some.</p>
<p>All development sites should contribute to CIL. The challenge is ensuring that smaller communities actually get a fair allocation....</p>
<p>We need a high level of funding to provide improvements to existing infrastructure.</p>
<p>I would like to see a strong emphasis on projects that mitigate and/or adapt for climate change e.g. active travel provision, green infrastructure, regeneration and rewilding, community energy schemes and climate proofing public buildings</p>
<p>I am concerned that Health does not feature in any of the provisions and people are dying now due to lack of GP and small injury service for the extra 10s of 100s of people in the area. It is criminal to build without adequate health provision.</p>
<p>Improvement needs to be evenly spread</p>
<p>More importantly, the provision of Neighbourhood Plans should be rolled out across the parishes to ensure that CIL funding is automatically allocated to the settlements where development takes place.</p>

Projects need to be viewed on an individual basis as well as ensuring that there is a spread of projects across the geographic area. Eg No projects in Bordon, despite massive house building.

If you just depend on one type of site for CIL, you may limit the funds you can collect

Identify the need that CIL would be used to fund in a particular area then assign a CIL project to that and not put CIL funds into a massive pot. Monies should be proportional to the area that the building happens in as has the most impact on infrastructure etc that area.

All these are superficial improvements. New developments put pressure on energy, water, and road networks. These are the priority. Not painting the cricket club roof.

The problem is £10.5m CIL has been paid but only £1.5m spent on projects? That's rubbish. All the CIL should be collected and ringfenced for infrastructure gain/improvement for the population. It shouldn't matter if it is a small, medium or large development, all pay and in the planning process, the infrastructure needs must be assessed, identified and agreed - including the developer or existing CIL pot funding. Think more holistically, completely and without the bureaucratic blinkers of 'this is how it works as its how we've done it before'. Its not working. So be the change.

Cil and s106 money should be spent in the communities in which the development has occurred and NEVER elsewhere BUT local town and parish councils along with EHDC CILrs should be consulted on every project in their town or parish as we once were this no longer happens especially with Whitehill & Bordon's unaccountable Community Development Trust this is unacceptable and antidemocratic

All aspects of infrastructure are essential for a healthy community. The projects funded so far are at best a scattergun approach across the wide field of needs, hitting only a small proportion of the needs.

Money should be spent proportionately on the size of the benefit provided. e.g a car park (about 30 spaces?) gets £90k, but a cycling facility for kids gets £50k? An empty space with no plan on how to use it in Alton gets £500k?

Benefits of CIL seen in local communities will help opinion about the developments. Whilst large sites are likely to deliver most CIL projects, medium and smaller sites can be valuable too.

CIL funds should be distributed across a mix of smaller, medium and larger sites to provide as much benefit to the local towns and villages as possible.

So long as EHDC maintains a well-controlled and predictable process for assigning CIL funds then the appropriate infrastructure provision can be planned for sites of all sizes. This means EHDC working with the developers of small and medium sites on the appropriate use of the developer's CIL contributions at the development planning stage.

Process

We've had large sites, no infrastructure, we've had small sites same thing, developers just shout not viable and walk away with their profit. We must ensure infrastructure is put in first. Power and sewerage need to be installed and upgraded before more houses are built. Transport is not within the power of developers to provide except with cash, we need to ensure the development is where transport is possible.

Clearly, when you have a major new town regeneration project happening which directly impacts the community where it is taking place, consideration to that area and the community must take priority with infrastructure provision. It is noticeable that in your list at the beginning of this section that transport is No 1 in your list and Health Services is No 4 in your list - so high priorities in the Infrastructure Plan I would have thought - above schools and green spaces. Yet, schools and green spaces have been provided first before transport and health services. That doesn't seem quite right, does it EHDC and the Bordon and Whitehill Regeneration Company. Health Service facilities, as you quite rightly list - GPs and Hospitals- are implicitly important to both an existing and expanding community - yet they have been left to flounder in Bordon and Whitehill as the town has regenerated and grown. That is NOT acceptable. We appear to be miles away from anything happening with the so-called Health Hub and we have far fewer services, clinics and facilities available at our beloved Chase Hospital - no doubt done to justify it isn't being utilised to full capacity by the local community and needs to be torn down and replaced by yet more houses. I understand that planning permission hasn't yet been sourced for the new Health Hub! And, because transport infrastructure hasn't yet been adequately or sufficiently provided, we residents (in an ever growing and expanding community) are forced to use our own transport - our motor vehicles- to travel to other surrounding areas to seek the use of those clinics and healthcare that we should be able to get on our own doorstep - all this in a regenerating town which seeks to have low car housing, perhaps the planners and regeneration company should be forced to ensure that essential health services and transport are in place after a quarter of the proposed housing is in place so that we don't have to wait unacceptable amounts of time for those essential services to become available.

Spatial distribution

Concentration should be on brown sites rather than increasingly building on green

In our opinion priorities will differ spatially and to some extent should inevitably focus on areas of growth. Whilst larger sites might be capable of delivering larger elements of infrastructure, these are often provided late in the development process for economic reasons and are often difficult to deliver. Smaller and medium sites often prove more deliverable and can be better located within a community as opposed to the larger urban extension sites. In addition, smaller and medium sites contribute to infrastructure provision via Community Infrastructure Levy payments.

Feedback on question

Not enough information to make a specific selection

Other comments

It depends on suitability of project and area.
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So much depends of local circumstances.

no idea really!

Provision should be driven on merit of project. Climate impact should be given additional merit.
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As explained on pages 46 and 47 of the Consultation Document Large Development sites can deliver the greatest provision of infrastructure locally. This is not just physical infrastructure but through CIL and on site provision large sites deliver a wide range of services and essential facilities. There are abnormal costs to this. In addition very large sites (typically over 2000 dwellings) create point loads on highway systems and at junctions already close to saturation, that that often make the need for costly off-site highways improvements unavoidable. This can affect the viability of a range of other developer funding heads. Of these, the need to support improvements to public transport provision is typically one of the first to be squeezed and then eliminated. Finally very large development can take years to build out - even decades. During the development trajectory the completion of key street connectivity through the site can take years to effect. The result of this is that public transport cannot enter the site meaningfully or at all, until close to or even after final occupation. We have scored of examples of this all over England. However developments over a broad range of scales from about 40 to about 2000 units are able to meet needs in ways that are proportionate to existing settlements an context, while also affording a wide range of opportunities to delivery balanced communities and also to offer sufficient diversity of supply to both support and de-risk the housing trajectory and, further, ensure that homes are delivered broadly meeting needs across the District rather than seeing undue concentration in one locality.
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INF3 Which of these do you think provides the best outcome for infrastructure provision?

Many small sites dispersed across the district

Medium sized sites

Large sites

A mix of these

INF3a Please explain your answer

Explanations from those who did not select an answer but provided a comment.

<p>Infrastructure should be appropriate for the size of town and village. Large facilities on small semi rural areas will simply increase traffic and parking facilities are slim, so there will be too many vehicles parking inappropriately in our streets.</p>
<p>I don't know. Whichever means that all people have access to the basic things they need in life.</p>
<p>Please note the answer refers to INF2. The 12 factors that EHDC considers when determining whether schemes should be funded by CIL do not mention climate change mitigation or adaptation and make only a vague reference to environmental needs in factor 5. We would like to see the factors updated so that infrastructure spending gives a high priority to decarbonisation, climate change adaptation, or protecting and restoring nature. This would make it easier for CIL money to support community energy generation, retrofitting of public buildings, and restoration of land, among other things. The list of factors should expressly reference EHDC's Climate and Environment Strategy and ensure that all CIL-funded projects do not harm the climate or environment.</p>
<p>Better outcomes for the area financially</p>
<p>Better scope for economic benefit</p>
<p>This is only suitable if transport infrastructure is improved.</p>
<p>Perhaps the funds being spent on this consultancy project would be better spent on improving the appalling condition our roads. The surfaces, particularly country roads and lanes are a disgrace. Flooding is occurring due to lack of drainage maintenance. These issues need addressing without delay.</p>
<p>Fairer distribution</p>
<p>Small sites will lead to less disruption and unhealthy build up of problem areas for youths</p>
<p>Worldham Parish Council feels it is important that any infrastructure should be in place ahead of sites for new housing being determined.</p>

I don't have the knowledge to compare.

There is no need for large sites as it adversely impacts population and environment. Fewer people means fewer issues.

Many small sites can be integrated into existing villages and towns. Med/large sites require a large starting land area which is not generally integrated but "bolted on" to current villages and towns. This of course plays into transport links which are not good other than in towns and major routes. Infrastructure needs to be thought of holistically as not only public transport but any form of transport along with all forms of road/pathways plus the need to supply the infrastructure to cover the future means by which the solutions required for climate change can be supplied.

Change the requirements so that any sized project needs to help with infrastructure h

In reality, infrastructure suffers because of the number of developments built. Rarely do we see developments which incorporate new infrastructure, such as GP surgeries.

none of the above