



# **Draft Infrastructure Plan and Regulation 123 list**

**June 2014**

## **1.0 Introduction**

- 1.1 The National Planning Policy Framework requires local planning authorities to work with other authorities and providers to assess the quality and capacity of existing infrastructure and to set strategic policies regarding the delivery of new infrastructure. In doing so the local planning authority is required to plan positively for the development of the following types of infrastructure: transport, telecommunications, waste, management, water supply, wastewater, flood risk and coastal change management, provision of minerals and energy (including heat), health, security, community and cultural infrastructure.
- 1.2 Ensuring development is supported by adequate infrastructure is fundamental to delivering the vision as set out in the Local Plan Review.

## **2 Planning for Infrastructure in Mid Devon**

- 2.1 At the current time Mid Devon is currently in the process of preparing a new Local Plan for the district, which will cover the period 2013-33. The purpose of this document is to identify what further infrastructure requirements are required over the 20 year period of the plan. The document sets out what infrastructure improvements will be needed to support the additional development set out in the plan, the timescale for when these will be needed, and who will provide them. It also sets out the level of resources needed to deliver the improvements, and how much will be sought from development.
- 2.2 The plan has been prepared by consulting key infrastructure providers across the district and the wider area. Preparation of this document is an iterative process involving ongoing discussions with a number of infrastructure providers.
- 2.3 The district held a consultation on the Local Plan from January-March 2014 which included a range of strategic options and sites to be considered for allocation. The Local Plan Review Options Consultation contained three strategic options for growth. These options, being either:
  - Town focussed strategy (likely to require the allocation of Hartnoll Farm, Tiverton)
  - New community at Junction 27 of the M5
  - New community/urban extension at East Cullompton
- 2.4 The Council has stated that it is anticipated that only one of these options is likely to be required to meet the district's housing and commercial development needs over the plan period. Evidence gathering is currently taking place which will underpin the selection of the preferred strategy. Infrastructure planning, including the identification of the likely requirements and costs of the infrastructure required to service the strategic options is also central to decision making over the preferred approach.

2.5 The Council anticipates that the Submission Version of the Local Plan will be published in the autumn 2014. An updated version of the Infrastructure Plan will be made available at this time. Until then, the Infrastructure Plan is in draft format and should be treated as a working document.

## **Priority of infrastructure**

A key element of infrastructure planning is ensuring that the importance of various infrastructure schemes is clear. This enables decision makers to prioritise resources and funding towards those schemes that create the greatest benefit for the area, and unlock development in the most appropriate manner. It is important to note that these priorities relate to the delivery of built development and the Local plan objectives, rather than the over-arching objectives of the local authorities or organisations named as delivery partners.

The following infrastructure priority criteria have been used:

### **(1) Critical:**

Infrastructure required to deliver the strategic vision and objectives of the Local Plan. Critical requirements contribute to delivering the wider strategic aims of the Plan, and may also mitigate the impacts of development schemes. The plan may fail without the delivery of this infrastructure.

### **(2) Important:**

Infrastructure required to deliver specific schemes and provide services and facilities to meet the needs of new residents. The delivery of an allocated site may fail without the delivery of this infrastructure.

### **(3) Desirable:**

Infrastructure required that would enhance the effectiveness, efficiency and quality of infrastructure or services, creating a better place to live and work.

## **Status of this infrastructure plan and Regulation 123 list**

As with all infrastructure plans, this document represents a 'snapshot' of an ever-changing and constantly evolving situation. This infrastructure plan and associated regulation 123 list are in a draft format at present. It is possible, and indeed quite likely, that as further assessment is undertaken, the costs, timescales and even requirement for the items listed below may change. Some items may be considered not required, whilst, some new items may be added to subsequent versions of the infrastructure plan.

### Mid Devon Infrastructure Plan (2013-33)

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Tiverton	Tiverton Eastern Urban Extension Access on to A361 including new junction and highway link from this to Blundell's Road	Transport	(1) Critical	2014-19	c.£10.1m	£0	DCC. To be funded by developers and possibly Local Transport Fund (LEP)
Tiverton	New 420 place primary school at Tiverton Eastern Urban Extension	Education	(1) Critical	2014-19	c.£5.5m	£0	DCC / Free School / Academy. Fully funded by developer contributions.
Tiverton	Secondary school expansion to accommodate the needs arising from development	Education	(1) Critical	2014-19 and onwards	TBC	£0	DCC. Fully funded by developer contributions.
Tiverton	Public realm improvements/traffic calming to Blundell's Road	Transport	(1) Critical	2014-19	£2m	£0	DCC/Developers. To be funded by developer contributions.
Tiverton	Works to increase capacity at Blundell's Road / Heathcoat Way roundabout	Transport	(1) Critical	2014-19	£0.5m	£0	DCC/Developers. To be funded by developer contributions.
Tiverton	Works to increase capacity at Lowman Way / Heathcoat Way / Lea Road roundabout	Transport	(1) Critical	2014-19	£0.15m	£0	DCC/Developers. To be funded by developer contributions.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Tiverton	Strategic road link through Blundell's School allocation. Costs dependent on route choice. Subject to selection of Hartnoll Farm site as preferred strategy option.	Transport	(1) Critical	TBC	TBC	£0	DCC. To be funded by developer contributions.
Tiverton	Enhanced public transport to serve development. Cost is subject to which strategic option is pursued.	Transport	(1) Critical	In phase with development	£1.7m	£0	DCC. To be funded by developer contributions / bus operator.
Tiverton	New / enhanced pedestrian / cycle facilities to serve development	Transport	(1) Critical	In phase with development	TBC	£0	DCC. To be funded by developer contributions.
Tiverton	Energy from waste plant with the potential for a district heat network.	Waste	(3) Desirable	TBC	TBC	£0	Private sector waste management company.
Tiverton	Expansion of Fire Service capacity to support growth. Includes cost of response vehicle, small fire engine and garaging construction costs (including some costs for leasing based over 5 year period).	Emergency services	(2) Important	2020-25	c. £0.38m		DCFS. To be funded through developer contributions.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Tiverton	GP surgery	Health facilities	(2) Important	TBC	c. £3.2m	TBC	NHS funded via local GP partnerships (Clinical Commissioning Groups)
Tiverton	Community hall/provision	Community facilities	(3) Desirable	TBC	c. £0.55m	TBC	MDDC. Funded by developer contributions.
Tiverton	Development of Tiverton Youth and Community Centre as a youth hub	Community facilities	(3) Desirable	TBC	TBC	TBC	DCC. Funded by developer contributions / DCC.
Tiverton	Children's centre facilities - subject to DCC review of provision.	Community facilities	(3) Desirable	In phase with development	TBC	TBC	DCC. Funded by developer contributions / DCC.
Tiverton	Library reconfiguration to Devon Centre model  DCC ongoing review of libraries - suggested that Tiverton become a 'Devon Centre' multi-purpose building	Libraries	(3) Desirable	TBC	TBC	TBC	DCC. Funded by developer contributions / DCC.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Cullompton	Improvements to J28 of the M5 to provide signals to accommodate development in existing plans.	Transport	(1) Critical	2014-19	£1.3m	£1.3m	DCC. Funded through developer contributions and other sources.
Cullompton	Eastern Relief Road	Transport	(1) Critical	2020-25	c. £10.7m	£0	DCC. Funded from developer contributions.
Cullompton	Secondary school expansion	Education	(1) Critical	TBC	TBC	TBC	DCC. Cost dependent on final development strategy. Fully funded by developer contributions.
Cullompton	New 420 place primary school within North West Cullompton allocation	Education	(1) Critical	2014-19	c. £5.5m	£0	DCC / Free School / Academy. Cost dependent on final development strategy. Funded by developer contributions and DCC.
Cullompton	Primary education provision east of Cullompton. Subject to selection of site as preferred strategy option.	Education	(1) Critical	TBC	TBC	£0	DCC / Free School / Academy. Cost dependent on final development strategy. Fully funded by developer contributions.
Cullompton	Secondary education provision. Subject to selection of sites as preferred strategy option.	Education	(1) Critical	TBC	TBC	£0	DCC / Free School / Academy. Cost dependent on final development strategy. Fully funded by developer contributions.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Cullompton	Additional transport infrastructure to relieve capacity at J28 in order to support development at Cullompton - depends on the allocation of sites in Cullompton	Transport	(1) Critical	In phase with development	TBC	£0	DCC / MDDC / HA. Funded by developer contributions/LEP/HCA funding.
Cullompton	Bus improvements to service new development to the north west of Cullompton	Transport	(1) Critical	In phase with development	£1.1m	£0	DCC. Funded by developer contributions / bus operator.
Cullompton	Bus improvements to service new community options at East Cullompton. Subject to selection of site as preferred strategy option.	Transport	(1) Critical	In phase with development	£3.3m	£0	DCC. Funded by developer contributions / bus operator.
Cullompton	New / enhanced pedestrian / cycle facilities to serve development	Transport	(1) Critical	In phase with development	TBC	£0	DCC. Funded by developer contributions.
Cullompton	Railway station reopening	Transport	(2) Important	TBC	TBC	£0	DCC. Funded by developer contributions.
Cullompton	Air quality improvements	Transport	(2) Important	Through out plan	TBC	TBC	MDDC. Funded by developer contributions.



Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Cullompton	Expansion of Fire Service capacity to support growth. Includes cost of response vehicle, small fire engine and garaging construction costs (including some costs for leasing based over 5 year period).	Emergency services	(2) Important	2020-25	c. £0.38m		DCFS. To be funded through developer contributions. Trigger point would be half total housing target in Local Plan for Cullompton.
Cullompton	Children's centre facilities (potentially including East Cullompton) - subject to DCC review of provision.	Community facilities	(3) Desirable	TBC	TBC	TBC	DCC / alternative provider.
Cullompton	Community hall/provision	Community facilities	(3) Desirable	2014-19	TBC	Provided by developer	Developer.
Cullompton	Extra Care provision of 50 units	Health facilities	(3) Desirable	TBC	c.£7m	£0	DCC / Private sector provider. Funded through developer contributions / private sector.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Crediton	Crediton Link Road	Transport	(1) Critical	2014-19	£7.75m	£7.75m	DCC. Fully funded via various sources.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Crediton	Bus improvements to service new development - depends on final allocations	Transport	(1) Critical	In phase with development	TBC	£0	DCC. Funded by developer contributions / bus operator.
Crediton	New / enhanced pedestrian / cycle facilities to serve development	Transport	(1) Critical	In phase with development	TBC	£0	DCC. Funded by developer contributions.
Crediton	Crediton air quality. Relates to link road. Will require further testing to define impact and need for further mitigation/works.		(2) Important	Through out plan	TBC		MDDC. Funded by developer contributions.
Crediton	Provision of primary school facilities to accommodate development	Education	(1) Critical	In phase with development	TBC	£0	DCC. Funded by developer contributions.
Crediton	Provision of secondary school facilities to accommodate development	Education	(1) Critical	In phase with development	TBC	£0	DCC / Academy. Funded by developer contributions.
Crediton	Children's centre facilities - subject to DCC review of provision.	Community facilities	(3) Desirable	TBC	TBC	TBC	DCC.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Crediton	Extra Care provision of 58 units	Health facilities	(3) Desirable	TBC	c.£8m	£0	DCC / Private sector provider. Funded through developer contributions/ private sector.
Crediton	Library reconfiguration to Devon Centre model  DCC Consultation ongoing re review of libraries - suggested that Crediton become Devon Centre	Libraries	(3) Desirable	TBC	TBC	TBC	DCC. Funding from developer contributions / DCC.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Junction 27	Improvements to M5 J27 to support new community at J27/Willand. Subject to selection of site as preferred strategy option.	Transport	(1) Critical	In phase with development	TBC	£0	DCC / MDDC. Possibly funded by developer contributions/LEP/DCLG funding.
Junction 27	Bus improvements to service new community options at J27/Willand. Subject to selection of site as preferred strategy option.	Transport	(1) Critical	In phase with development	£1.1m	£0	DCC. Funded by developer contributions / bus operator.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Junction 27	New / enhanced pedestrian / cycle facilities to serve development	Transport	(1) Critical	In phase with development	TBC	£0	DCC. Funded by developer contributions.
Junction 27	Provision of primary school facilities to accommodate development	Education	(1) Critical	TBC	TBC	£0	DCC / Free school. Cost dependent on final development strategy. Fully funded by developer contributions.
Junction 27	Provision of secondary school facilities to accommodate development	Education	(1) Critical	TBC	TBC	£0	DCC. Cost dependent on final development strategy. Fully funded by developer contributions.
Junction 27	Library facilities. Subject to selection of site as preferred strategy option.	Community facilities	(3) Desirable	TBC	TBC	£0	DCC. Funded by developer contributions.
Junction 27	Youth facilities. Subject to selection of site as preferred strategy option.	Community facilities	(3) Desirable	TBC	TBC	£0	DCC. Funded by developer contributions.
Junction 27	Children's centre facilities. Subject to selection of site as preferred strategy option. Dependent upon DCC review of children's centres.	Community facilities	(3) Desirable	TBC	TBC	£0	DCC. Funded by developer contributions.
Junction 27	Extra Care provision. Subject to selection of site as preferred strategy option.	Health facilities	(3) Desirable	TBC	TBC	£0	DCC / Private sector provider. Funded through developer contributions/ private sector.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Junction 27	GP surgery?	Health facilities	(2) Important	TBC	TBC	TBC	NHS funded via local GP partnerships (Clinical Commissioning Groups)
Junction 27	Upgrades to or new waste water treatment facilities. SWW currently evaluating options.	Water	(1) Critical	In phase with development	TBC		SWW. Funding through SWW Five Year Business Plan; SWW require discussion with developers however.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Strategic provision	Improvements to M5 J27 to support development in existing plans.	Transport	(1) Critical	2014-19	£1.5m	£1.5m	DCC. Funding secured through Pinch point scheme.
Strategic provision	Bus improvements – to serve town focussed options and as such depends upon development strategy pursued.	Transport	(1) Critical	In phase with development	c.£2.8m	£0	DCC. Funded by developer contributions / bus operator.
Strategic provision	Upgrades to or new waste water treatment facilities. Adequate capacity for main towns over next five years, but to be reviewed post 2020.	Water	(1) Critical	2020-25	TBC		Expected to be fully funded by South West Water.

Settlement	Infrastructure Item	Type	Strategic Priority	Delivery Phasing	Total Estimated Cost	Secured Funds	Delivery Partners and possible sources of funding
Strategic provision	Carbon mitigation		?	Through out plan	c.£3.2m?		MDDC. Funded by developer contributions.
Strategic provision	Public open space/green infrastructure		(2) Important	Through out plan	TBC – check findings of OSPA Strategy		MDDC. Funded by developer contributions.
Strategic provision	Community transport	Transport	(3) Desirable	Through out plan	TBC	£0	DCC. Developer contributions
Strategic provision	New recycling centre (replacement for Ashley)	Waste	(2) Important	TBC	£2.5m	£0	DCC. Funded through developer contributions and DCC funding.

## Appendix 1: Regulation 123 List

### Types of infrastructure to be funded in whole or part by CIL

Education and Youth facilities;

Leisure facilities (sports facilities defined as publicly owned leisure centres, gyms and swimming pools);

Transport improvements;

Health and Emergency Services facilities;

Library services;

Community Care facilities (social care institutions providing for older people and people with mental health or learning disabilities);

Community facilities and social infrastructure (community centres and meeting places but excluding places of worship; voluntary sector meeting places and centres; and public cultural facilities);

Carbon Offsetting; and

Town Centre Enhancements.

**EXCLUSIONS** – All infrastructure associated with the Strategic Sites identified in the Preliminary Draft Charging Schedule is to be excluded from the Reg 123. These items will be funded via Section 106 contributions. Further work to clarify the specific pieces of infrastructure is currently being undertaken, with further detail to be provided in future updates to the Infrastructure Plan.

Open space provision (publicly accessible open space, allotments, other green infrastructure and sports pitches with associated changing facilities) is also anticipated to be delivered through Section 106 arrangements.

If the need for the infrastructure arises directly from five or fewer developments, then Section 106 arrangements may continue to apply if the infrastructure is required to make the development acceptable in planning terms.