

Infrastructure and how we travel

Infrastructure

A key role of Local Plans is to align planned growth for an area with the infrastructure needed to support that growth, to create stronger, more sustainable communities. Plan Mid Devon will identify and co-ordinate the provision of infrastructure across the district, and stipulate how this will be paid for through new development (i.e. the use of Section 106 planning obligations) and other funding sources.

Transport

The Council will work closely with organisations such as Devon County Council (local transport authority) and National Highways (operates, maintains and improves the motorways and major A-roads) to identify the transport infrastructure requirements needed to support planned development in the district.

In conjunction with National Highways, Plan Mid Devon will carry forward provisions to secure improvements to the motorway at junctions 27 and 28 and will support the provision of new and improved footpaths, cycle ways, parking spaces, and electric vehicle charging points. Furthermore, the Council is currently working with Network Rail to secure the building of a new railway station at Cullompton.



Junction 28, M5

Education

Devon County Council is also the Local Education Authority and is responsible for supporting the development of an overarching strategy for education provision within the county. This includes the strategic planning and commissioning of school places, and leading on Children Services Infrastructure requirements.

Technical advice from Devon County Council will be used to help guide the planning of education facilities in relation to new development across the district. Plan Mid Devon can include policies setting out when new or expanded education provision is needed and how it will be paid for through developer contributions and other funding sources.



Healthcare

The Council will continue to work closely with the NHS in looking at and forecasting what future needs may be placed on healthcare infrastructure arising from development on sites identified in the new Local Plan. This is so that these do not have a negative impact on healthcare services (GP practices, healthcare centres, dentists, hospitals) for existing residents. Technical work will be undertaken to help us better understand what new healthcare facilities will be needed over the lifetime of the new Local Plan. The new Local Plan will also establish where developer contributions will be sought towards infrastructure.

Utilities – electricity, gas, water, sewerage

Plan Mid Devon will be informed through engagement with Western Power Distribution (electricity), National Grid (electricity and gas) and South West Water (water supply and sewerage). This will help the Council to understand the capacity of utilities infrastructure and its ability to support planned new development. Where feasible, renewable energies, sustainable drainage options and greywater reuse systems will be prioritised.

Other community facilities

The future planning of Mid Devon will need to include cultural infrastructure and other community facilities such as local shops, post offices, community halls, cultural buildings, public houses, places of worship, cemeteries and allotments. Developers will be expected to contribute fairly towards, or bear the cost of new or improved community facilities where it is appropriate for them to do so, subject to viability assessment where this is needed. Plan Mid Devon will also be able to include policies to help protect existing community facilities from their development for other uses, where their loss would damage a settlement's ability to meet its day to day needs.

