



# **Infrastructure Funding Statement (Part B) - Infrastructure List**

**November 2022**

## 1. Introduction

1.1 Reporting on developer contributions helps local communities and developers see how contributions have been spent and understand what future funds will be spent on. This ensures a transparent and accountable system.

1.2 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 which exercises the powers of Part 11 of the Planning Act 2008 requires in each calendar year a contribution receiving authority to publish an annual infrastructure funding statement by 31<sup>st</sup> December each year.

1.3 Infrastructure funding statements must set out:

- A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) ('the infrastructure list')

*This report includes the infrastructure list, which forms Part A of the Mid Devon Infrastructure Funding Statement*

- a report about CIL, in relation to the previous financial year

*Mid Devon is not a CIL charging authority so no CIL has been collected.*

- A report relating to the previous financial year on planning obligations (Section 106 agreements and Section 278 highways agreements) ('the S106 report')

*A S106 report will form Part B of the Mid Devon Infrastructure Funding Statement*

## 2. Planning for Infrastructure in Mid Devon

2.1 Mid Devon District Council adopted its Local Plan on 29 July 2020, which covers the period 2013-2033. Ensuring development is supported by adequate infrastructure is fundamental to delivering the vision as set out in the new Local Plan. This Infrastructure List included in this report identifies what infrastructure requirements are required over the 20 year period of the plan. The Infrastructure List will be updated annually to reflect any changes in circumstances to infrastructure needs, its delivery and potential funding. It will also be reviewed as part of the preparation of a new local plan for Mid Devon ('Plan Mid Devon'), and can reflect infrastructure needs identified through the masterplanning of planned urban extensions and town centres. The Infrastructure List can also be informed through the infrastructure needs identified in other development plans in Mid Devon i.e. the Devon Minerals and Waste Plans, and Neighbourhood Plans where these have passed their referendum and form part of the statutory development plan for their local area.

2.2 The Council currently secures funding for infrastructure and affordable housing through the use of Section 106 planning obligations and Section 278 highways agreements. There is no CIL in place in Mid Devon. This follows the Council's decision on 6<sup>th</sup> January 2021 to withdraw the Mid Devon Community Infrastructure

Levy draft Charging Schedule from its examination and for this to no longer be progressed. The Council can also seek to secure funding direct from the Government and from other potential sources. This can include bids for funding through schemes such as the Housing Infrastructure Fund and Levelling Up Fund.

### **3. Types of Infrastructure**

3.1 The Infrastructure Funding Statement Part B (Infrastructure List) below identifies 70 infrastructure items, including affordable housing. These are listed by:

- Settlement / area (District-wide, Tiverton, Cullompton, Crediton, rural)
- Type (i.e. Energy, telecommunications, flood mitigation, transport, education, libraries, waste, health, community facilities, emergency services, environment, ecology)

### **4. Priority of Infrastructure**

4.1 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 way. These priorities relate to the delivery of built development and Local Plan objectives .

4.2 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.

#### **Local Priority**

Identified as desirable or beneficial to the local community through Parish and Town Council consultation, and may be identified in a Neighbourhood Plan.

4.3 The following table lists the infrastructure projects that Mid Devon District Council intends will be, or may be, wholly or partly funded by planning obligations and sets out their strategic priority.

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
District wide	Infrastructure required in development to mitigate the effects of, and adapt to, climate change, by supporting a low carbon future, energy efficiency, increased use and supply of renewable and local carbon energy, expansion of telecommunications and high speed broadband, and managing flood risk	Energy, Telecommunications, Flooding,	S1 (f) and (j), S8, S9, S10, S11, TIV15, CU1, CU5, CU7, CU8, CU11, CU20 (m), DM5, local plan policies and site allocations	(1) Critical
District wide	Infrastructure required in development to provide a net gain in biodiversity	Ecology	S1 (l), S8, DM26, DM28, local plan policies and site allocations	(2) Important
District wide	Affordable Housing 28-30%.	Affordable Housing	S1 (g), S3, S8, local plan policies and site allocations requiring affordable housing	(1) Critical
District wide	Upgrades to or new waste water treatment facilities.	Water	S8	(1) Critical
District wide	Public open space/green infrastructure.	Community	S1 (i), S5, S8, TIV15 (f), CU1, CU3, CU7, CU9, CU17, CU18, CU20 (g), CRE11 (e), DM26	(2) Important
District wide	New recycling centre (replacement for Ashley).	Waste	TIV4, TIV15, S8	(2) Important
District wide	Criminal Justice Centre.	Emergency services	S8	(3) Desirable
District wide	Community transport	Transport	S1 (e), TIV2 (e), TIV16 (h), CU2 (d), CU8 (h), CU14 (f), CU15 (b), CU16 (e), CU17 (e), CU18 (d), S8	(3) Desirable
District wide	Special educational need (provision located in Cullompton).	Education	S1 (b, i), S1 (i), S8, S11	(1) Critical

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
District wide	Public electric vehicle charging infrastructure	Transport	S1 (e, j), S8, DM5	(3) Desirable
Junction 27	Improvements to M5 J27	Transport	J27 (c), S8	(2) Important
Tiverton	Tiverton Eastern Urban Extension Access onto A361 including new junction – Phase 2.	Transport	TIV2, TIV15 (a), S8	(2) Important
Tiverton	Access on to A361 link from Blundell's Road - Phase 1	Transport	TIV16, S8	(1) Critical
Tiverton	Provision of a junction on Heathcoat Way and a safeguarded road route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension.	Transport	TIV16, S8,	Safeguarding of route: (1) Critical  Delivery of route: (2) Desirable
Tiverton	Public realm improvements/traffic calming to Blundell's Road.	Transport	TIV2 (b) , TIV15 (b), S8	(1) Critical
Tiverton	Works to increase roundabout capacity.	Transport	TIV15, S8	(1) Critical
Tiverton	Enhanced public transport to serve development; new / enhanced pedestrian / cycle facilities to serve development.	Transport	S1 (e), S10, S8, TIV15,	(1) Critical
Tiverton	New 420 place primary school at the EUE including early years provision and a children's centre service delivery base.	Education	S1 (b, i), TIV1, TIV4, TIV15 (e), S8	(1) Critical
Tiverton	Sports pitch provision at the EUE	Community facilities	S1 (i), TIV3, S8	(2) Important
Tiverton	Secondary school expansion to accommodate the needs arising from development in Tiverton and within Tiverton High School's designated area.	Education	S1 (b, i), TIV4, TIV15 (e), S8	(1) Critical

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Tiverton	Community theatre, located on school site as part of the Secondary school expansion.	Education and Community facilities	S1 (i), S8, TIV4 (d)	(1) Critical
Tiverton	Energy from waste plant with the potential for a district heat network. The adopted Devon Waste Plan (2014) includes Tiverton Eastern Urban Extension as one of the strategic locations where planning permission could be granted for additional energy recovery capacity. No proposals to utilise this site for this purpose have yet come forward and this option is now unlikely.	Waste	TIV15, S8, W6B (Devon Waste Plan)	(3) Desirable (in DCC Waste Plan)
Tiverton	Expansion of Fire Service capacity to support growth of the town.	Emergency services	TIV15 (g), S8	(2) Important
Tiverton	GP surgery.	Health facilities	S1 (i), TIV15 (j), S8	(2) Important
Tiverton	Flood defence measures on the Rivers Lowman (Alms Houses), Exe (Hospital and adjacent industrial site) and Cottey Brook.	Flooding	S1 (j), S8	(2) Important
Tiverton	Positive measures for enhancement and regeneration of the town centre	Economic regeneration and heritage conservation	S1 (b), S7, S8, S10, T12	(3) Desirable
Tiverton	Community hall/provision.	Community facilities	S1 (i), TIV1, TIV4, S8	(3) Desirable
Tiverton	Development of Tiverton Youth and Community Centre as a youth hub.	Community facilities	S1 (i), TIV4, TIV15 (j), S8	(3) Desirable
Tiverton	Enhancement of library facilities.	Libraries	S1 (i), TIV15 (i), S8	(3) Desirable

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Cullompton	Capacity improvements at Junction 28 M5 to deliver a strategic highway improvement	Transport	CU2 (h), CU7 (f), CU8 (a), CU12 (f), CU12 (f), CU17 (g), CU20 (b), S8	(1) Critical
Cullompton	Town Centre Relief Road	Transport	CU2 (g), CU19, CU20 (a), S8	(1) Critical
Cullompton	Through route linking Willand Road to Tiverton Road and traffic management measures on Willand Road at North West Cullompton	Transport	CU1, CU2 (a) and (g), S8	(1) Critical
Cullompton	Secondary school expansion-increase capacity at school to 1200 places (5 form entry to 8 form entry).	Education	S1 (b, i), CU7 (j), CU10 (d) , CU20 (f), S8	(1) Critical
Cullompton	New 420 place primary school within North West Cullompton allocation including early years provision and a children's centre service delivery base.	Education	S1 (b, i), CU4 (a, b), CU20 (f), S8	(1) Critical
Cullompton	New 630 place primary school within East Cullompton including early years provision and a children's centre service delivery base. (or two schools of equivalent capacity).	Education	S1 (b, i), CU7 (i) , CU10 (a, c), CU12 (g), CU20 (f), S8	(1) Critical
Cullompton	Bus improvements to service new development to the north west of Cullompton.	Transport	CU2 (e), S8, S1 (e)	(1) Critical
Cullompton	Bus improvements to service new community options at East Cullompton.	Transport	CU8 (e, l, j), S8, S1 (e)	(1) Critical
Cullompton	New / enhanced pedestrian / cycle facilities to serve development (NW Cullompton & East Cullompton).	Transport	CU2 (b, c), S8, S1 (e)	(1) Critical
Cullompton	Sports pitch provision and leisure facilities at North West Cullompton	Community facilities	S1 (i), CU3, CU4 (d), CU20 (l), S8	(2) Important
Cullompton	Sports pitch provision and leisure facilities at East Cullompton	Community facilities	S1 (i), CU9 (c), CU9 (c), CU10 (f), CU20 (i), S8	(2) Important

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Cullompton	Railway station reopening.	Transport	S1 (e), CU8 (c), CU20 (i), S8	(2) Important
Cullompton	Pedestrian/cycle improvements between the Town Centre and the Railway Station	Transport	S1 (e), CU8 (c), CU8 (e), CU8 (f)	(2) Important
Cullompton	Air quality improvements.	Transport	CU8 (h), S8, DM3	(2) Important
Cullompton	Provision of healthcare facilities	Health facilities	CU20 (k), S8	(3) Desirable
Cullompton	New recycling facility	Waste	CU4 (e), CU10 (g), CU20 (n), S8	(2) Important
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	CU20 (j), S8	(2) Important
Cullompton	Positive measures for enhancement and regeneration of the town centre	Economic regeneration and heritage conservation	S1 (b), S7, S8, S11, CU20	(3) Desirable
Cullompton	Community hall/provision.	Community facilities	S1 (i), CU1, S8, CU4, CU10 (b), CU13 (g)	(3) Desirable
Cullompton	Extra Care provision of 79 units.	Health facilities	CU7 (d), CU20 (d), S8	(3) Desirable
Cullompton	Cullompton Swimming Pool Complex	Community Facilities	Cullompton Neighbourhood Plan Policy WL06	Local
Crediton	Bus improvements to service new development.	Transport	CRE5 (g), CRE11 (b), S8, S1 (e)	(1) Critical
Crediton	New / enhanced pedestrian / cycle facilities to serve development.	Transport	CRE1 (e), CRE2 (c), CRE5 (i), CRE6 (d), CRE7 (e), CRE11 (a), S8, S1 (e)	(1) Critical
Crediton	Crediton air quality. Relates to link road. Will require further testing to define impact and need for further mitigation/works.	Environment	CRE4 (b), CRE11 (c), S12 (c), S8, DM3	(2) Important



Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Crediton	Expansion and improvement of primary and secondary education facilities	Education	S1 (b, i), CRE11 (d), S8	(1) Critical
Crediton	New 210 place primary school including early years provision and a children's centre service delivery base.	Education	S1 (b, i), S12 (e), CRE5 (b), CRE11 (d), S8	(1) Critical
Crediton	Expansion to Haywards and Lanscore Primary Schools to accommodate background growth and some new development.	Education	S1 (b, i), CRE11 (d), S8	(2) Important
Crediton	Expansion of fire and rescue services	Emergency services	CRE11 (f), S8	(2) Important
Crediton	Extra Care provision of 50 units (inclusion under review)	Health facilities	CRE11 (h), S8	(3) Desirable
Crediton	Sports pitch provision relocation from sports fields at Exhibition Road and at Stonewall Lane	Community Facilities	S1 (i), CRE5, CRE6, CRE7, S8	(2) Important
Crediton	Positive measures for enhancement and regeneration of the town centre	Economic regeneration and heritage conservation	S1 (b), S7, S8, S12	(3) Desirable
Crediton	Community facilities including provision for children / youth	Community Facilities	S1 (i), CRE11 (i), S8	(3) Desirable
Crediton	Community Hub	Community Facilities	Crediton Neighbourhood Plan Policy CF1	Local
Crediton	Boniface Trail / Crediton to Exeter cycleway route feasibility study	Transport	S1 (e, i), S8, Crediton Neighbourhood Plan Policy T2	(3) Desirable
Rural	Cycleway along the A396 Exe Valley,	Transport	S1 (e, i), S8	(3) Desirable
Rural	Uffculme rural - secondary school expansion.	Education	S1 (b, d, i), S8	(2) Important
Rural	Uffculme rural - primary school expansion – currently under construction.	Education	S1 (b, d, i), S8	(2) Important
Rural	Tiverton rural - primary school expansion.	Education	S1 (b, d, i), S8	(2) Important
Rural	Cullompton rural - primary school expansion.	Education	S1 (b, d, i), S8	(2) Important

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Rural	Crediton rural - primary school expansion.	Education	S1 (b, d, i), S8	(2) Important
Rural	Community asset transfer and 5 year running costs for Kennerleigh Village Shop.	Community facilities	S1 (c, d)	Local

