



Torbay Infrastructure Delivery Plan

Torbay Strategic Partnership – 16 June 2011

1. What are we trying to achieve for our communities?

- 1.1 The Council has commissioned Baker Associates to carry out an Infrastructure Delivery Study for Torbay. This will assist the preparation of the Core Strategy/Local Plan and set a Community Infrastructure Levy (CIL).
- 1.2 Torbay's population is projected to grow to over 150,000 people by the mid 2020s, with a significantly ageing structure. There are major "home grown" infrastructure issues to be addressed in terms of, poor accessibility, vulnerability to climate change, ageing sewers and need for green infrastructure such as allotments and habitat management. The purpose of the infrastructure delivery study is to assess the physical, social and green infrastructure needed to support Torbay's growth in a sustainable manner. It should address infrastructure needs and costs, phasing, funding sources and gaps and responsibilities for delivery. Whilst it deals primarily with infrastructure needed to support new development, it also considers the capacity and short comings of existing infrastructure.
- 1.3 Baker Associates carried out some assessment of infrastructure as part of the Strategic Housing Land Availability Assessment (2008). As part of the current study they are in the process of contacting infrastructure providers to assess the area's need for additional infrastructure and mechanisms to fund it.

Community Infrastructure Levy

- 1.4 In a time of public spending austerity and limited development viability, funding of infrastructure will be a major challenge. Community Infrastructure Levy (CIL) allows local authorities to levy a tax on new development floor space, to help fund physical, social or green infrastructure that is needed to support a Core Strategy. CIL will partially replace S106 Contributions, the use of which is restricted to direct site impacts and affordable housing.
- 1.5 CIL charging authorities (such as Torbay Council) must set out proposed CIL charges in a CIL Charging Schedule and must also identify key infrastructure projects on which they wish to spend CIL. The CIL Charging schedule must be tested to ensure that it does not have an adverse effect on development viability, and be the subject of an independent examination. The Infrastructure Delivery Study will assess development viability and will be a key stage in preparing a CIL.
- 1.6 CIL is not the only (or even main) way in which infrastructure is funded. Other mechanisms include New Homes Bonus, central government funding, Regional Growth Fund and tax increment financing (i.e. borrowing against future revenues). However, it is an important way in which development is expected to contribute to infrastructure.

2. Relationship to Community Plan

- 2.1 Providing satisfactory social, physical and environmental infrastructure underpins meeting all Community Plan objectives. Several infrastructure items such as open spaces, schools and transport links are specifically proposed in the Community Plan.
- 2.2 The provision of key “big ticket” infrastructure projects such as the South Devon Link Road and Western Corridor improvements are essential to improving Torbay’s economic prospects. However, it is important that social and green infrastructure is also funded.

3 Recommendation for decision

- 3.1 This report does not seek a decision from the TSP, but is intended to alert members that the infrastructure delivery study is taking place and to ensure that they have an input into the infrastructure needed to support growth. This will assist the TSP and its partner organisations in planning for the future of Torbay.
- 3.2 The Partnership to note that the findings of the study will inform the Local Development Framework Core Strategy and the CIL charging schedule, which are proposed to be published for public consultation in autumn 2011.

Contact Officer: David Pickhaver
Representing: Torbay Council (Spatial Planning)
Telephone no. 01803 208814