



Teignbridge Regulation 123 List:

Infrastructure that may be delivered partly or wholly by CIL

July 2014

Teignbridge Infrastructure to be delivered wholly or partly by Community Infrastructure Levy (CIL)

The list below is produced in accordance with Regulation 123 of the Community Infrastructure Levy 2010 (as amended). This is a list of infrastructure projects that Teignbridge Council will seek to wholly or partly fund using CIL income. The list reflects evidence including the needs identified in the Infrastructure Delivery Plan, which supports the Submission Local Plan 2013-2033.

	Infrastructure projects that may be funded partly or wholly by CIL
1.	Priority ¹ : Dawlish Coastal Park (DA7) – Suitable Alternative Natural Green Space, to satisfy Conservation of Habitat Species Regulations 2010 (as amended 2012).
2.	Priority ¹ : SW Exeter Ridge-top Park (SWE3) – Suitable Alternative Natural Green Space, to satisfy Conservation of Habitat Species Regulations 2010 (as amended 2012).
3.	Aller Valley Trail County Park and Cycle Route.
4.	Other 'off-site' ² green infrastructure ³ (ie excluding provision on, adjacent or directly related to allocated development sites).
5.	Other 'off-site' infrastructure which is required as a result of a Habitat Regulation Assessment.
6.	Education provision. This may include any in-kind land and buildings contribution given in-lieu, the value of which would be subtracted from any relevant CIL liability. In particular the following new school facilities; <ul style="list-style-type: none"> a. Bovey Tracey new primary school b. Kingsteignton new primary school c. Kingsteignton Secondary School Expansion d. Newton Abbot West (NA1) Primary School

¹ Teignbridge District Council has clearly stated in its Submission Local Plan and Infrastructure Delivery Plan that European Protected wildlife sites will receive the highest level of funding prioritisation. This protection and delivery of necessary mitigation measures for European Protected wildlife sites and species will ensure the Council's legal requirements are satisfied.

² The meaning of 'off-site' for the purposes of determining what infrastructure is covered by CIL (or S106) is determined by the area outside of the Local Plan allocation area as identified in the relevant policy and policies map. If the site is not allocated in the Local Plan, the meaning of 'off-site' is likely to be determined by the area outside of the red lined site on a map accompanying the planning application.

³ Green infrastructure is a multi-functional network of complementary green spaces. It may include formal and informal play and recreation space, biodiversity and wildlife habitats, SUDS, food and fuel production, heritage and educational features, and cycling and walking routes. Wherever possible, off-site green infrastructure will link with and complement on-site green infrastructure.

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	<ul style="list-style-type: none"> e. Newton Abbot South (NA3) Primary School f. Newton Abbot South (NA3) Secondary School site g. South West Exeter (SWE1) School(s) h. University Technical College
7.	Comprehensive realignment of the A382 from Newton Abbot Churchills Roundabout to Drumbridges Roundabout (at A38). Road improvements will include appropriate cycle lane provision.
8.	South Devon Link Road including a road viaduct linking to Kingskerswell Road.
9.	Other Off-site roads, junctions, cycle routes, footbridges, car parks and other transport infrastructure (ie excluding transport infrastructure that would reasonably be provided on-site, including land allocations contained in the Local Plan)
10.	Strategic sports and recreation hub(s) such as a leisure centre including new swimming pool, sports facilities and playing pitches that may reasonably be considered to serve the needs of the wider district. This excludes those facilities identified at specific sites in the Local Plan allocations.
11.	Public transport services and interchanges, such as bus services, park and ride and railway stations that serve the wider locality.
12.	Strategic flood prevention schemes that serve the wider locality.
13.	Devon and Cornwall Police services that serve the wider locality.