

## **NPF INFRASTRUCTURE DEBATE-KEY MESSAGES**

- **Cross-sectoral consensus that the provision of new, and replacement of old, infrastructure would benefit from comprehensive project planning on a geographical basis.**
- **The many agencies-public and private (and the regulators) would all benefit from shared intelligence about demand and supply thresholds across the piece and future plans and costings area by area, to secure better planned provision. (Commercial confidence clearly an issue but not insurmountable)**
- **The move to spatial planning with longer (20 year) horizons enables and requires a move away from short-termism and towards reasonable assumptions about continuity of funding over the lifetime of the plans.**
- **Contributions should be founded on plan-based identification of need followed by a full assessment of all the sources of capital and revenue funding that are available to authorities, utilities, Highways Agency, SRA etc**
- **Investors and developers would greatly welcome an 'infrastructure map' with time lines and would respond positively to the reduced risk.**
- **Although the issues are breaking surface first in the growth areas of the south, infrastructure provision and renewal affects all regions where margins to pay for provision may be smaller.**
- **Major developments make the provision of infrastructure easier to secure than incremental growth where responsibilities are diffuse.**
- **Developer contributions to community infrastructure are part of the solution and should be based on fairness and identified need. Going beyond this would be counter-productive to the programme.**
- **The process of devising new arrangements for capturing land value needs to be more open and transparent, taking advantage of a wide range of expertise available from practitioners both at home and abroad about what can, and has, worked.**
- **We must use the interregnum productively before the final Barker report or the growth area strategies might stall. An open dialogue with the Treasury and ODPM would assist arrival at realistic and practical models and better guarantee delivery.**

- **A considerable amount of work is being undertaken reflecting these principles (Tym, MK, Cambridge etc.) and colleagues stand ready to share thinking and involve the Treasury and ODPM in this research.**
- **Communities would look more favourably on local change and development if it were accompanied by matching, or preferably enhanced, infrastructure provision.**
- **Success abroad appears to stem from attitudinal and cultural differences as well as well developed markets for services eg toll roads, or bold state intervention.**
- **A concerted effort to promote demand management and attitudinal change would pay dividends, particularly where the cost of crossing thresholds is high.**

**Next steps: It has been suggested that the NPF approach ODPM for an informal discussion under Chatham House rules to see how Government considers the circle may be squared and whether NPF may play a role in securing a successful outcome on this vital issue.**