

# Teignbridge District Council Local Plan 2013 – 2033

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Infrastructure Delivery Plan and Schedule  
Update February 2020

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## Teignbridge Infrastructure Delivery Plan (IDP) – Update 2020

### Planning for Infrastructure

Ensuring development is supported by adequate public infrastructure is fundamental to achieving the social, environmental and economic goals of the Teignbridge Local Plan 2013-2033.

Teignbridge District Council works closely with a wide range of organisations to maintain an up to date Infrastructure Delivery Plan (IDP). This long term partnership working has sought to assess the quality and capacity of all key infrastructure in the district and its ability to meet the demands placed on it in the future.

This 2020 iteration updates the necessary details of required new and enhanced infrastructure projects, as well as noting completed projects. It identifies broad time periods for delivery, the nature of the priority, the key delivery partners, and the likely costs of projects. The infrastructure projects listed include those funded by public finances, by private sector companies and by other organisations that contribute to delivering the infrastructure we need.

This 2020 update includes more recent information on estimated project costs and revised requirements, such as those at the A382 and the South West Exeter urban extension, providing an up to date picture of the place-making needs of the area.

The process of planning for infrastructure is iterative. The implications of growth for infrastructure (and vice versa) are continually discussed with partners. The IDP is not set in stone, but is rather a 'living' document to be revisited and amended as infrastructure is delivered, opportunities for new development are presented and as pressures change over time.

### Infrastructure Schedules

Two infrastructure schedules follow. They summarise:

- 1) Infrastructure projects that have been completed or commenced over the Local Plan period that began in 2013.
- 2) Infrastructure needs associated with planned development and other identified priorities that are outstanding.

The following criteria are used to prioritise infrastructure projects;

**(1) Critical:** Required to deliver the strategic vision and objectives of the Teignbridge 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:** 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:** Investment 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 previous consultation with the Parish or Town Council.

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

## **Definitions in Schedules**

### TDC Funding

Funds provided by Teignbridge District Council, either through the Community Infrastructure Levy, New Homes Bonus or other Council resources.

### External Funding

Funds provided by external partners, including Section 106 developer contributions, government grant, other local authorities and utilities providers.

### Secured Funds

Monies with an associated budget commitment or funding agreement.

### Total funding identified

Secured funds and other provisional funding sources.

### Funding Gap

Estimated project cost *minus* total funding identified

## **Funding and Delivery**

The Infrastructure schedules include estimated project costs. Where possible, project costs have been estimated based on designed schemes, or benchmarks and comparable projects. The second schedule provides an indication of potential funding and delivery partners.

Since 2013 the Council and its partners have together brought forward infrastructure projects with a value of over £80m. This is in addition to the £110m invested into the

South Devon Highway. The majority of the funding for these projects has been provided by external partners, either directly or in the form of match funding. Nearly £10 million has been provided by TDC and £181 million by external partners.

The current 2020 infrastructure schedules identify a further funding requirement of approximately £177m for all infrastructure projects over the remaining 13 years of the Local Plan period. These projects will be resourced by a number of means including:

- Community Infrastructure Levy
- Other developer contributions
- Heart of the South West Local Enterprise Partnership
- New Homes Bonus
- Neighbouring authority resources
- Homes and Communities Agency
- Government spending
- Grant and match funding

With full deployment of all identified funding sources the funding gap could be met (see table 1). However, it is likely that significant match and/or forward funding that has yet to be identified will be needed in order to support timely and effective delivery.

<b>Source</b>	<b>Amount</b>	<b>Balance</b>
Funding Gap		(£177,145,000)*
Funds secured	£60,340,000	(£116,805,000)
Other Resources identified	£137,380,000	£20,575,000

\*without £80,000,000 rail enhancements

**Table 1: Overall infrastructure costs and potential funding**

### **Partnership with key stakeholders**

The ongoing process of meeting infrastructure needs will involve continued partnership working and coordination. The Council will continue to collaborate with key delivery agencies including organisations such as Devon County Council, other district councils in the Greater Exeter area, the Homes and Communities Agency, Highways England, the Environment Agency and South Devon and NHS bodies. Doing so helps the Council to make important investment decisions and ensure better alignment between key infrastructure providing agencies in the area.

## SCHEDULE 1: Completed Projects

The following IDP projects are now under construction or nearing completion with funding committed.

Name of settlement	Name of Project or Programme Name and location of project or programme	Strategic Priority	Theme	Project Cost	TDC Funding	External Funding	Delivery partners
Newton Abbot	Decoy-Aller Access; Capacity improvements for access to Decoy industrial estate.	(1) Critical	Roads	£1,900,000	£540,000	£1,360,000	TDC, DCC; Heart of South West LEP support.
Newton Abbot	Expansion of existing Newton Abbot Primary Schools; at Highweek and Bradley Barton to 420 places.	(1) Critical	Education	£2,800,000	£0	£2,800,000	DCC. / S106
Newton Abbot	NA East Street Extra Care Housing ; Provision of a 50-bed extra care scheme at old Hospital site.	(2) Important	Health	£7,000,000	£500,000	£6,500,000	Aster Housing, DCC, HE, TDC.
Newton Abbot	Albany Emergency Temporary Accommodation for homeless households	(2) Important	Community	£660,000	£49,000	£611,000	£200,000 of funding from HE.
Newton Abbot	Newton Abbot GP Surgeries; New GP surgery at East Street, replacing old Albany Street surgery.	(2) Important	Health	£1,800,000	£0	£1,800,000	NHS funded via local GP Partnerships (Clinical Commissioning Groups)
Newton Abbot	Newton Abbot University Training College; Skills centre for vocational training  TDC funding being recovered over time.	(2) Important	Education	£11,300,000	£1,000,000	£10,300,000	South Devon College, University of Exeter, private sector partners, TDC, DfE

TDC Infrastructure Delivery Plan

Name of settlement	Name of Project or Programme Name and location of project or programme	Strategic Priority	Theme	Project Cost	TDC Funding	External Funding	Delivery partners
Newton Abbot	All Weather Training Pitch (ATP) for shared school and 'out of hours' community use. Located at Coombeshead Academy.	(3) Desirable	Community	£500,000	£125,000	£375,000	Coombeshead Academy / TDC / Sport England.
Newton Abbot	Public Realm enhancements in Newton Abbot; Scheme at Victoria Garden Area; Town Quay and Golden Lion Square.	(3) Desirable	Economy	£700,000	£30,000	£670,000	Newton Abbot Town Council / TDC / DCC
Newton Abbot	Buckland multi wheeled sports facility	Local Priority	Community	£130,000	£130,000	£0	TDC / Newton Abbot Town Council / Sport England / other funding partners
Kingsteignton	Kingsteignton New Primary School; Provision of c1.8ha land and funding for new 420 place primary school, including early years provision.	(1) Critical	Education	£5,500,000	£1,000,000	£4,500,000	DCC / TDC CIL/ Education and Skills Funding Agency
Newton Abbot	Markets re-development – Market Walk new facades and glass roof. Enliven façade of Indoor Market and cinema, demolition of kiosks.	(2) Important	Economy	£2,000,000	£2,000,000	£2,000,000	Developer/TDC
Newton Abbot	East / West Route – 1.2km Ashburton Rd / Mile End Rd.	(2) Important	Green Infrastructure	£1,000,000	£180,000	£820,000	DCC / TDC / Sustrans
Newton Abbot	Stover - Bovey Basin GI & heritage; Restoration of key assets including	Local Priority	Green Infrastructure	£5,000,000	£0	£5,000,000	Stover Canal Trust, Heritage Lottery, DCC / TDC / Town

TDC Infrastructure Delivery Plan

Name of settlement	Name of Project or Programme Name and location of project or programme	Strategic Priority	Theme	Project Cost	TDC Funding	External Funding	Delivery partners
	parts of Stover Canal and towpath from Ventiford Basin near Teigngrace						and Parish Councils / Lottery Fund
Kingsteignton	Teign Estuary Trail between Newton Abbot Racecourse to passage House	(2) Important	Green infrastructure	£50,000	£0	£50,000	DCC
Kingskerswell	Kingskerswell Primary school improvements; Phase 1 to convert IT room to classroom was completed in 2015. Phase 2: provision of additional classrooms to take the school to 14 classrooms (420 places).	(2) Important	Education	£1,350,000	£250,000	£1,100,000	DCC, TDC
Kingskerswell	Torquay Road cycle enhancements.	(2) Important	Green Infrastructure	£550,000	£550,000	£550,000	DCC / TDC
SW Exeter	Bridge Road improvements	(1) Critical	Roads	£11,500,000	£0	£11,500,000	DCC / Developer contributions / LEP Regional Growth Fund.
Teignmouth	Carlton Pavillions Teignmouth: New community arts and enterprise centre	(3) Desirable	Community	£4,750,000	£2,500,000	£2,250,000	Teignbridge District Council Coastal Communities Fund
Teignmouth	Teignmouth Fish Quay improvements: landing facilities, ice making, crane and washing areas	(3) Desirable	Economy	£1,125,000	£232,000	£893,000	TDC / DCC / MMO / SWW
Teignmouth	Teignmouth Coombe Valley Park; Improvements to Coombe Valley nature reserve, including informal play and recreation space	Local Priority	Green Infrastructure	£20,000	£20,000	£0	TDC Teignmouth Town Council /
Teignmouth	Expansion of Teignmouth Primary school; Limited on-site capacity for new buildings means alternative solutions may need to be considered, including	(2) Important	Education	£1,000,000	£0	£1,000,000	DCC

TDC Infrastructure Delivery Plan

Name of settlement	Name of Project or Programme Name and location of project or programme	Strategic Priority	Theme	Project Cost	TDC Funding	External Funding	Delivery partners
	off-campus extension to an existing Primary School, or shared facilities with community college.						
Dawlish	Dawlish Countryside Park; 26 ha Coastal Park, including parking, informal recreational space, multi-use tracks and trails.		Green Infrastructure	£2,900,000	£0	£2,900,000	TDC / Habitat Mitigation Partnership /Developer contributions/ Natural England
Dawlish	Westcliff Primary School buildings from 1.5 to 2 forms entry	(1) Critical	Education	£1,500,000	£0	DCC forward funded with a CIL contribution anticipated	DCC
Dawlish	Dawlish Warren Boardwalk	Local Priority	Green Infrastructure	£72,000	£106		TDC / Developer
Bovey Tracey	Skate Park; Enhanced outdoor recreational facilities for all ages, including Skate Park at Mill Marsh Park.	(3) Desirable	Green Infrastructure	£75,000	£0	£75,000	Bovey Tracey Town Council / Developers
Bovey Tracey	Cycle Route (east-west); Route along Le Molay Littry Way into town centre from Bradley Bends - creating network of safe cycling and walking routes permeating Bovey Tracey	(1) Important	Green Infrastructure	£250,000	£0	£0	Developer / DCC / TDC / Sustrans
Strategic Provision	Drumbridges Roundabout improvements including junction improvements at A382 ; Improvements to Drumbridges Roundabout including signalisation. Improvements to the junction between Trago Mills and A382.	(1) Critical	Roads	£5,500,000	£0	£5,500,000	DCC / HE / Developer



TDC Infrastructure Delivery Plan

Name of settlement	Name of Project or Programme Name and location of project or programme	Strategic Priority	Theme	Project Cost	TDC Funding	External Funding	Delivery partners
Strategic Provision	South Devon Highway - 5.5km bypass of Kingskerswell on A380 (Newton Abbot to Torbay)..	(1) Critical	Roads	£110,000,000	£500,000	£109,500,000	DCC / TC / TDC TDC contribution agreed.
Strategic Provision	A38 to Stover County Park bridge and route. Dedicated cycle, horse and pedestrian bridge and link between Stover Country Park, Heathfield and Wray Valley trail	(2) Important	Green Infrastructure	£4,000,000	£0	£4,000,000	TDC / DCC / HE Sustrans / DCC
Strategic Provision	A38 / A380 Road Improvements at Splatford Split: To improve traffic flow and safety at this strategic junction.	(2) Important	Roads	£5,500,000	£0	£5,500,000	HE / DfT / DCC
Strategic Provision	Wray Valley Trail providing a new cycle and pedestrian route linking Moretonhampstead to Bovey Tracey, Heathfield and beyond.	(2) Important	Green Infrastructure	£3,280,000	£125,000	£3,155,000	DCC, TDC, DNP
<b>Totals</b>				<b>£191,927,000</b>	<b>£9,981,000</b>	<b>£181,304,000</b>	

## SCHEDULE 2: Outstanding Projects

The schedule is grouped by place and ordered by strategic priority. Please note: Cost estimates for infrastructure delivered later in the plan period have not been adjusted for inflation.

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Newton Abbot	Former Milber Infants School, Sandringham Road.	(1) Critical	Education	September 2020 opening	Unknown – directly funded by DfE	-	-	£0	Education and Skills Funding Agency/DfE (Free School) DCC Site	Planning permission granted for school for students with Autistic Spectrum Condition & Social Communication and Interaction needs. 120 new school places.
Newton Abbot	NA3 Southern Avenue; Site access and links to site from Kingskerswell Road to A381	(1) Critical	Roads	6-10 (2020-2024)	£12,000,000	£0	£0	£12,000,000	Funded by developer /DCC	Seeking to secure land through planning applications for NA3
Newton Abbot	Decoy-Aller Viaduct (Phase 2); Access over Railway and Aller Brook.	(1) Critical	Roads	6-10 (2020-2024)	£7,000,000	£0	£0	£7,000,000	TDC / DCC. Possible Growing Places funding	Design work commenced on Decoy-Aller Viaduct (Phase 2);
Newton Abbot	New secondary school campus	(1) Critical	Educational	6-10 (2020-2024)	£20,000,000	£0	£0	£20,000,000	Landowner / Developer / DCC / ESFA / TDC / CIL Prudent cost estimate	To be addressed through Local Plan review process

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Newton Abbot	Newton Abbot West (new) Primary; New 210 place Primary School on a 1.9 ha site, including early years, at Houghton Barton. (Site must have capacity for school to expand to 420 places as community grows).	(1) Critical	Educational	6-10 (2020-2024)	£3,500,000	£640,000	£640,000	£2,860,000	DCC / DfE / Academy. Developer to provide site. Other funding sources may be available. S106 secured from Mile End. CIL funding could be suitable for some of the balance.	No progress on delivery
Newton Abbot	Houghton Barton Avenue (NA1); In development 'link road' from A382 (Forches Cross) - A383 and Hele Park.	(1) Critical	Roads	6-10 (2020-2024)	£10,000,000	£4,500,000	£4,500,000	£5,500,000	Funded by developer / DCC/ TDC/ LEP Growth Deal	Planning permission for road granted
Newton Abbot	Newton Abbot South (new) Primary; New 210 place Primary School on a 1.9ha site, including early years centre, at Wolborough. (Site must have capacity for school to expand to 420 places as community grows).	(1) Critical	Educational	6-10 (2020-2024)	£5,000,000 + land	£0	£0	£5,000,000	DCC / DfE / Academy. Developer to provide site. Other funding sources may be available. CIL.	No progress on delivery. Site identified within planning application proposals.
Newton Abbot	Newton Abbot town centre cycle route upgrade: Ogwell to Railway Station and Brunel Industrial Estate.	(2) Important	Green Infrastructure	6-10 (2020-2024)	£500,000	£200,000	£200,000	£300,000	DCC / TDC / Newton Abbot Town Council /S106	Bakers Park / Beverly Way section – DCC Planning application submitted in Jan 19 now approved.

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Newton Abbot	Newton Abbot east - west cycle route; Cycle Route from Seale Hayne to Jetty Marsh to connect with existing network including UTC, railway station and Brunel industrial estate. Route should incorporate secondary schools.	(2) Important	Green Infrastructure	6-10 (2020-2024)	£2,000,000	£180,000	£180,000	£1,820,000	DCC / TDC	Construction nearing completion along Ashburton Road (A383)
Newton Abbot	Newton Abbot Indoor Leisure Facilities and pool; Including swimming and indoor courts. Facility could be located close to Forches Cross. Other locations may be appropriate, such as on Halcyon / Kingsteignton Road.	(2) Important	Community	11-15 (2025-2029)	£9,000,000	£0	£0	£9,000,000	TDC / Sport England	No progress on delivery
Newton Abbot	Enabling NA9 Markets Re-Development; Mixed use redevelopment of town centre Markets opportunity area	(2) Important	Economy	6-10 (2020-2024)	£250,000	£250,000	£250,000	£0	Developer / TDC / Town Council	Masterplan prepared. Included in Future High Street Fund.

TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Newton Abbot	Enabling NA10 - Bradley Lane Regeneration; Mixed use redevelopment of Bradley Lane opportunity area	(2) Important	Economy	6-10 (2020-2024)	£250,000	£250,000	£250,000	£0	Developer / TDC.	Existing user (Benbows) relocated in Brunel Industrial Estate to free up part of site
Newton Abbot	NA GI / Biodiversity Mitigation; Provide Green Infrastructure within and around Newton Abbot, including to protect and enhance landscape and wildlife habitats; to protect setting of Daracombe Beacon and Seale Hayne; Milber; Buckland Barton; etc.	(2) Important	Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	Funded by developers TDC / RSPB / Devon Wildlife Trust / On-site S106 / DEFRA / Charities	No progress on delivery
Newton Abbot	NA Public Transport Bus services; including town centre interchange. Services linking to Park and Change facilities, serving Houghton Barton, Forches Cross and Southern Extension, town centre bus interchange and railway station.	(2) Important	Public Transport	6-10 (2020-2024)	£3,300,000	£0	£0	£3,300,000	TDC / Bus operating companies / DCC /Ministry of Housing, Communities and Local Government (MHCLG)	Project within Future High Streets Fund

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Newton Abbot	Devon FA 3G Pitch at Coach Road, Newton Abbot.	(2) Important	Green Infrastructure	6-10 (2020-2024)	£1,000,000	£1,000,000	£1,000,000	£0	Devon FA/ funders and TDC	Currently constructing 3G Pitch with completion anticipated April 2020
Newton Abbot	NA Extra Care Housing; Provision of a 50-bed extra care scheme. Site not yet determined.	(2) Important	Health	11-15 (2025-2029)	£7,000,000	£0	£7,000,000	£0	DCC / TDC / NHS / Housing Associations / HE / Developer contributions in lieu of affordable housing.	No suitable site as yet identified. Haydon Court ECH scheme in Newton Abbot meeting current need
Newton Abbot	Newton Abbot GP Surgeries; responding to capacity constraints at Cricketfield and Devon Square GP Surgeries.	(2) Important	Health	6-10 (2020-2024)	£1,800,000	£0	£1,800,000	£0	NHS - funded via local GP Partnerships (Clinical Commissioning Groups)	No progress on delivery
Newton Abbot	Decoy Industrial Estate Expansion; 2.9 ha of B1, B2, B8 employment sites, with mix of unit sizes to support business start ups and expansions.	(2) Important	Econo-my	6-10 (2020-2024)	Unknown	£0	£0	£0	Developer / TDC	Planning application being progressed
Newton Abbot	Heart of Teignbridge Park and Change - Newton Abbot; Provision of Park and Change facilities at Forches Cross area.	(2) Important	Public Transport	11-15 (2025-2029)	£700,000	£0	£0	£700,000	Bus Companies / TDC / DCC / Newton Abbot Town Council / Developers	No progress on delivery. Expected to be delivered as part of employment land development.

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Newton Abbot	Newton Abbot UTC cycle access; Upgrades between the UTC and Cricket Field car park, Marsh Road / The Avenue;	(3) Desirable	Green Infrastructure	6-10 (2020-2024)	£200,000	£0	£0	£200,000	DCC / TDC / Newton Abbot Town Council/ MHCLG	No progress on delivery
Newton Abbot	NA Allotment Provision; Allotments, approximately 120 plots over 4 ha across Newton Abbot allocated sites.	(3) Desirable	Green Infrastructure	11-15 (2025-2029)	£1,000,000	0	£1,000,000	£0	Land provided by developers. Fully funded by developer contributions including S106.	Being brought forward as part of major development allocations
Newton Abbot	Exeter Road Causeway Improvements; Improvements to the Causeway including segregated cycle route along Exeter Road Causeway from the junction with Broadway Road to A382.	(3) Desirable	Roads	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	DCC / Developer	No progress on delivery
Newton Abbot	Wolborough Community Building; Including supporting youth provision in NA3.	(3) Desirable	Comm-unity	11-15 (2025-2029)	£630,000	£0	£0	£630,000	DCC /TDC / Newton Abbot Town Council / Local charities / developer contribution.	Identified within planning applications

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Newton Abbot	Whitehills Community Building; Provision of multi purpose community building for Whitehills	(3) Desirable	Comm-unity	6-10 (2020-2024)	£400,000	£0	£400,000	£0	Fully funded by developer contributions.	S106 contribution secured. No progress made. Houghton Barton Development Framework identifies need for community building.
Newton Abbot	Newton Abbot Town Centre Community Building (known as Newton's Place) ; Multi-use community space including Town Hall and Museum	Local Priority	Comm-unity	6-10 (2020-2024)	£1,500,000	£1,500,000	£1,500,000	£0	Newton Abbot Town Council	Building acquired. Funding for refurbishment assembled. Work underway. Anticipated opening Easter 2020.
Newton Abbot	NA Railway Station Pedestrian Footbridge extension; Enhancements to Newton Abbot rail station including forecourt area and new pedestrian footbridge, connecting Newton Abbot rail station to Brunel Industrial Estate	Local Priority	Public Transport	11-15 (2025-2029)	£6,300,000	£0	£0	£6,300,000	Network Rail / DCC.	Sept 19 planning approval for DCC scheme. Allows access from Brunel Industrial Estate into the platforms. Failed funding bid.



TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Kingsteignton	Kingsteignton biodiversity mitigation; Green Infrastructure including to enhance landscape and wildlife habitats, including at KS1 Sands Copse and KS3 Abbrook; Habitat regulations element is Critical. Other elements (public open space, climate change mitigation, allotments) are Important.	(1) Critical	Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	Funded by developer contributions including S106. Opportunity for some contributions and support from other sources.	No progress on delivery. Will come forward in line with development
Kingsteignton	Kingsteignton Secondary School expansion; May include ATP playing pitch for shared community use.	(2) Important	Education	6-10 (2020-2024)	£1,500,000	£0	£0	£1,500,000	DCC School Academy / ESFA / TDC / CIL	No progress to date.
Kingsteignton	Kingsteignton Town Centre Enhancement; May include relocation of Town Council Offices to identified town centre		Economy	6-10 (2020-2024)	£1,500,000	£0	£0	£1,500,000	Town Council / TDC / Developers	Town Centre enhancement around Fountain progressed.

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Kingsteignton	Kingsteignton cycle network; Green Infrastructure; Network of Cyclist and Pedestrian Routes, including between KS1 Sands Copse;KS3 Abbrook; KS6 at Penns Mount; KS7 North of Passage House; and town centre / Teign cycle path;	(2) Important	Green Infrastructure	11-15 (2025-2029)	£800,000	£0	£0	£800,000	Developers / TDC / Charitable organisations / Sport England.	No progress on delivery
Kingsteignton	Kingsteignton Playing pitch for shared community use with changing room facilities	(1) Critical	Education	6-10 (2020-2024)	Unknown	£0	£0	£0	Developer	Playing pitch and changing room to be provided to rear of Newcross as part of planning permission.
Kingskerswell	Kingskerswell Biodiversity Mitigation; Mitigate biodiversity impact of development at land off Torquay Road and Embury Close. (Site is within GHB Flyway 250m buffer, & is a Cirl Bunting zone).		Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	Developer / RSPB	No progress on delivery

TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Kingskerswell	Aller Valley Trail; Provide 6 ha Aller Valley country park and trail along Aller Brook, including walking and cycling route, allotments, formal and informal recreation opportunities. Other new facilities may also include children's play area; outdoor exercise equipment; skate and BMX area, and ancillary car parking.	(2) Important	Green Infrastructure	11-15 (2025-2029)	£700,000	£0	£0	£700,000	Developers and land owners / TDC / Kingskerswell Parish Council / Sport England / Sustrans	Design work started. No progress on delivery.
Kingskerswell	Kingskerswell Village Centre enhancements; Support village centre improvements (KK5).	(2) Important	Economy	11-15 (2025-2029)	£2,000,000	£0	£0	£2,000,000	Kingskerswell Parish Council / TDC	No progress on delivery
Kingskerswell	Kingskerswell Community Building; Support community hub including relocated library and multi purpose hall on KK1.	(3) Desirable	Community	11-15 (2025-2029)	£500,000	£0	£250,000	£250,000	Developer to provide site / Some developer contributions may be available / Kingskerswell Parish Council	Progressed through planning application for site at KK1.

TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
SW Exeter	SW Exeter Education Campus; Including primary school (up to) 630 places with early years provision and secondary provision	(1) Critical	Education	0-10 (2015-2024)	£25,000,000	£0	£20,000,000	£5,000,000	DCC / TDC / ECC / DfE.	Free school bid approved. Resolution to grant outline planning permission. Conditional contract for land acquisition between Bovis/LocalED/DCC  Bridge linked to school opening. Full opening expected Sept 2022 but potential for temp/partial opening for Sept 2021. Start on site expected summer 2020.
SW Exeter	Footbridge over A379 incorporating level access to ensure suitability for wheelchairs, cyclists and parents with prams.	(1) Critical	Public Transport	6-10 (2020-2024)	£3,100,000	£1,600,000	£1,600,000	£1,500,000	Developer funding S106 / HIF	Included within HIF funding. Feasibility design undertaken
SW Exeter	Exeter Rigdgetop Park; in the form of a 37 ha Suitable Alternative Natural Green Space (SANGS) and ongoing management.	(1) Critical	Green Infrastructure	0-15 (2015-2029)	£4,300,000	£750,000	£750,000	£3,550,000	TDC / Habitat Mitigation Partnership / NE	First phase open to public 2020

TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
SW Exeter	Marsh Barton Railway; New railway station at Marsh Barton	(1) Critical	Public Transport	6-10 (2020-2024)	£14,000,000	£14,000,000	£14,000,000	£0	DCC / Network Rail / Exeter City Council / LEP / TDC/ S106 / CIL / Developer Contributions / LEP Growth Deal	Marsh Barton Station Costs £11.5m; Cycle bridge and Public Right of Way £2.5m  It is currently proposed that planning will be submitted mid 2020. Construction early 2021; Operational late 2021
SW Exeter	600 Space Park and Ride facility at Peamore	(1) Critical	Public Transport	(2020-2024)	£4,000,000	£0	£0	£4,000,000	DCC / TDC / ECC / LEP.	Forms part of the HIF bid. It is proposed to undertake stakeholder consultation and depending on the outcome, submit a planning application for this site, based on the preferred option, which is considered necessary in advance of securing the land.
SW Exeter	SW Exeter Bus Services, Improvements to 'A' service, plus buses to serve site.	(1) Critical	Public Transport	6-10 (2020-2024)	£3,300,000	£0	£0	£3,300,000	TDC / DCC / ECC/Stagecoach	Not required until occupations

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
SW Exeter	A379 Improvements: SW Exeter on-site road improvements; Junctions improvements to A379, Chudleigh Road and at Devon Hotel, to allow access into site and maintain traffic flow.	(1) Critical	Roads	6-10 (2020-2024)	£20,000,000	£20,000,000	£20,000,000	£0	DCC	Included within HIF project
SW Exeter	All Weather Training Pitch for school and community use. ATP should include changing room facilities and be adjacent to school site.	(2) Important	Community	6-10 (2020-2024)	£600,000	£0	£600,000	£0	Developer / DCC / Exminster Parish Council / TDC	Included within delivery of Free School  Strategic Priority is 1 if considered within school provision
SW Exeter	Matford Valley Park; 20 ha Matford Valley Park including recreational space, allotments, natural green space;	(2) Important	Green Infrastructure	6-10 (2020-2024)	£1,540,000	£0	£1,540,000	£0	Developer / EA / Natural England / Sport England / TDC / ECC, etc.	
SW Exeter	SW Exeter Health centre and community space,	(2) Important	Health	6-10 (2020-2024)	£4,800,000	£0 HIF bid (subject to contract)	£4,800,000	£0	Developer /HIF/ Homes England / Exminster PC / TDC / NHS	Included within HIF project
SW Exeter	SW Exeter Cycle & GI Network; Provision of on-site cycle network, linking to surrounding areas.	(2) Important	Green Infrastructure	6-10 (2020-2024)	Unknown.	Development cost	Development cost	£0	Developer / TDC / Exminster Parish Council / S106 / CIL	Primarily developer delivery

TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Dawlish	Dawlish Primary / early years improvements (to Gatehouse and Westcliff school buildings); Plus safeguard 0.7ha of land in proximity to Gatehouse Primary School.	(1) Critical	Educat-ion	6-10 (2020-2024)	£2,750,000	£970,000	£970,000	£1,780,000	DCC / TDC / Department for Education. Secured funding from S106./ CIL	Westcliff expansion to 420 delivered.
Dawlish	Dawlish and D Warren Public Realm; Regeneration and enhancements including public realm improvements will be sought at the following locations; Bandstand; Tuck's Plot; Warren Approach; Warren Car Park; Dawlish Seafront; Dawlish business park;	(2) Important	Comm-unity	11-15 (2025-2029)	£200,000	£0	£200,000	£0	Dawlish Town Council / some remaining S106 contribution from the Sainsburys £200k may be available.	Tucks Plot now completed. Warren Car Park improvements completed. Dawlish Seafront (see Strategic Provision - railway enhancements).
Dawlish	On-site Dawlish Biodiversity Mitigation at DA1, DA2 and DA4; Managed compensatory habitat for biodiversity, including Cirl Buntings.	(2) Important	Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	Developer / Fully funded by developer contributions including S106.	No progress on delivery

TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Dawlish	Dawlish Cycle Network; New routes linking the Exe Estuary trail at Dawlish Warren with Teignmouth.	(2) Important	Green Infrastructure	6-10 (2020-2024)	£3,250,000	£1,750,000	£1,750,000	£1,500,000	DCC / Developers / Dawlish Town Council / Sport England / Sustrans / TDC	Dawlish Warren to Dawlish works complete, costing £1.75 m  Delivery of the Dawlish to Teignmouth connection is outstanding, but design work has been undertaken
Dawlish	Dawlish Extra Care Housing; Provision of 50-bed extra care scheme at DA2 Northwest of Secmaton Lane	(2) Important	Health	6-10 (2020-2024)	£7,000,000	£7,000,000	£7,000,000	£0	Developer / DCC / Private Sector Health Providers / Public-private partnership arrangements may be considered.	
Dawlish	Secondary school expansion to Dawlish secondary education facilities. May not be required in the context of SW Exeter secondary school.	(2) Important	Educate-ion	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	DCC / TDC.	No progress to date, dependent on pupil numbers and housing delivery



## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Dawlish	Dawlish Community Facilities; Possibly including; Improved swimming facilities; improved library; parking facilities; and new tourist facilities such as beach huts in Dawlish and Dawlish Warren.	Local Priority	Community	6-10 (2020-2024)	Unknown.	£0	£0	£0	Dawlish Town Council / TDC	No scheme for Dawlish Library is planned at present. £11,800 funding has been secured through S106.
Dawlish	Post 16 Education; Possibly in form of vocational skills centre	Local Priority	Educate-ion	11-15 (2025-2029)	£2,000,000	£0	£0	£2,000,000	Dawlish Community College / South Devon College / Exeter College / Dawlish Town Council	
Teign-mouth	Extension to Local Bus services; Improvements to local bus service 83, to serve new development.	(2) Important	Public Transport	11-15 (2025-2029)	£270,000	£0	£0	£270,000	DCC / Bus Operating Companies. / S106	
Teign-mouth	Teignmouth Biodiversity Mitigation; Managed compensatory habitat for wildlife north of Teignmouth.	(2) Important	Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	Developer on-site mitigation funded by S106.	
Teign-mouth	Teignmouth public realm improvements at Brunswick Street	(2) Important	Economy	6-10 (2020-2024)	£50,000	£0	£50,000	£0	Developer funded	Scheme being progressed for delivery.

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Teign-mouth	Teignmouth Extra Care Housing Facility; Provision of 50-bed extra care scheme	(2) Important	Health	6-10 (2020-2024)	£7,000,000	£0	£7,000,000	£0	Private sector investment / NHS / DCC	No progress on delivery
Teign-mouth	Teignmouth Shaldon Bridge minor junction works; Road improvements at Shaldon Bridge Junction, Teignmouth.	(2) Important	Roads	6-10 (2020-2024)	£200,000	£0	£0	£200,000	DCC / TDC	Study recently completed indicating that there are no minor junction works possible. Junction is operating using MOVA already
Teign-mouth	Teignmouth Community Facilities Package of improvements to community facilities including improvements to Teignmouth Library, parking at Quay Road and enhanced swimming facilities at the Lido;	(2) Important	Community	11-15 (2025-2029)	£825,000	£0	£0	£825,000	Teignmouth Town Council	
Teign-mouth	Teignmouth Cycle Network; National Cycle Network through Teignmouth	(2) Important	Green Infrastructure	11-15 (2025-2029)	£5,000,000	£0	£0	£5,000,000	DCC / TDC	
Teign-mouth	New footbridge at Teignmouth Rail Station; providing cross platform step-free access (elevator) at Teignmouth station.	(3) Desirable	Public Transport	11-15 (2025-2029)	£750,000	£0	£0	£750,000	Network Rail	No progress on delivery

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Teign-mouth	Teignmouth Youth Centre; New Youth Centre	Local Priority	Community	11-15 (2025-2029)	£500,000	£0	£0	£500,000	DCC / Teignmouth Town Council	No progress on delivery
Bovey Tracey	Bovey Tracey biodiversity mitigation. Mitigate on-site biodiversity impact of development proposed at Bovey Tracey, in particular any impact on Greater Horseshoe Bats.	(1) Critical	Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	Developers (on-site)	To come forward in line with development
Bovey Tracey	Bovey Town Centre Enhancement; Creation of a Civic Square in Bovey Town Centre, Fore Street, with public realm improvements and traffic management.	(2) Important	Economy	6-10 (2020-2024)	£1,500,000	£0	£0	£1,500,000	Bovey Tracey Town Council / TDC	No progress on delivery
Bovey Tracey	Bovey Replacement Primary School; Replacement 420 place Primary School with new 1.8 ha site at Le Molay Littry Way. Includes early years provision.	(2) Important	Education	11-15 (2025-2029)	£3,500,000	£700,000	£700,000	£2,800,000	Bovey Tracey Town Council / DCC. Bradley Bends contribution of £700k. / TDC/ CIL	Options for school expansion or campus replacement being considered. Funding for new campus not identified.
Bovey Tracey	Extension to Local Bus services ; Improvements to local bus service 39, to serve new development.	(2) Important	Public Transport	6-10 (2020-2024)	£550,000	£0	£0	£550,000	Developer/ DCC / Bus operating companies / s106	

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Bovey Tracey	Grass playing pitches; Provision of new playing pitches.	(3) Desirable	Community	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	Sport England	No progress on delivery
Chudleigh	Chudleigh Primary school expansion; Expansion of existing Chudleigh Primary School.	(1) Critical	Educational	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	TDC / Bovey Tracey Town Council / DCC / Chudleigh Primary School / TDC	Planning approval for extension and 3G pitch August 2019
Chudleigh	Chudleigh biodiversity mitigation; Mitigate on-site biodiversity impact of development proposed at Chudleigh, in particular any impact on Greater Horseshoe Bats.	(1) Critical	Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	TDC / (On-site mitigation funded by developer)	Coming forward in line with development
Chudleigh	Extension to Local Bus services; Improvements to local bus service 39, to serve new development.	(2) Important	Public Transport	6-10 (2020-2024)	£550,000	£0	£0	£550,000	Developer/ DCC / Bus operating companies / S106	No progress on delivery
Chudleigh	Chudleigh cycle network; Network of safe cycling & walking routes, also including recreation areas and allotments within and around Chudleigh.	(2) Important	Green Infrastructure	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	TDC / DCC / Sport England / Sustrans	No progress on delivery

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Chudleigh	Chudleigh Town Centre Improvements; Enhance town centre including traffic calming, parking provision, surface materials, street planting and furniture, etc.	(2) Important	Economy	11-15 (2025-2029)	£700,000	£0	£0	£700,000	Chudleigh Town Council / TDC	No progress on delivery
Chudleigh	Chudleigh Sports & Recreation; Provision of new ATP and/or grass sports pitches and indoor facilities at land north east of Chudleigh.	(3) Desirable	Community	11-15 (2025-2029)	£800,000	£0	£0	£800,000	Chudleigh Town Council / TDC	3G planning permission on school campus
Strategic Provision	Delivery of Employment land or buildings; Support employment creation, including through delivery of a mix of unit sizes to support business start-ups and expansions.	(1) Critical	Economy	6-10 (2020-2024)	£5,000,000	£1,500,000	£5,000,000	£0	TDC / Landowners / Developers	No progress on delivery
Strategic Provision	Improvements to A382, including Jetty Marsh 2 and widening between Forches cross and Newton Abbot. Works shall include segregated cycle and pedestrian routes.	(1) Critical	Roads	4-10 (2018-2024)	£12,000,000	£12,000,000	£12,000,000	£0	DCC / TDC / LEP.	Planning permission granted. Funding package secured. Construction to start in 2020 between Whitehill Cross to Forches Cross. Jetty Marsh 2 not yet secured

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Strategic Provision	Improvements to A382, including widening between Drumbridges and Forches Cross. Works shall include segregated cycle and pedestrian routes.	(1) Critical	Roads	6-10 (2020-2024)	£43,000,000	£0	£0	£43,000,000	DCC / TDC / Developers / DfT	Bid submitted to the Department of Transport as part of the Major Road Network Fund
Strategic Provision	Revolving fund for Small Business Incubator Units; Affordable business 'Incubator' and 'Move-on' units for small start-up businesses in market towns.	(2) Important	Economy	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	Heart of the Southwest LEP / Town and Parish Councils / TDC.	Business plans being developed for employment sites and retail
Strategic Provision	Strategic Green Infrastructure Routes Fund; Funding to join up existing and new on-site cycle infrastructure, to create a network of routes including bridleways, cycle and pedestrian routes throughout district to provide tourism, recreation and sustainable travel options.	(2) Important	Green Infrastructure	6-10 (2020-2024)	£4,000,000	£790,000	£790,000	£3,210,000	DCC / TDC / Sustrans. Funding secured via S106.	Investment in specific projects being brought forward. Cycle forum and updated green infrastructure strategy to update future projects

## TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Strategic Provision	Superfast Broadband; High bandwidth internet and telecommunications infrastructure installed into all new development, and rolled out more widely to existing settlements and buildings.	(2) Important	Utilities Services & Energy	Ongoing	£0	£0	£0	£0	BT / Internet Service Providers / Heart of South West LEP bid successful. Internet Service Providers.	No progress on delivery
Strategic Provision	Teign Estuary Cycle Path: Provide segregated cycling and walking route linking Kingsteignton to Bishopsteignton and Teignmouth, joining the ongoing cycle route to Dawlish, Exminster and Exeter.	(2) Important	Green Infrastructure	11-15 (2025-2029)	£8,000,000	£0	£0	£8,000,000	Devon County Council / Teignbridge District Council / Sustrans	DCC leading on preparing planning application linking Passage House, Bishopsteignton and edge of Teignmouth. Submit planning application late 2020.

TDC Infrastructure Delivery Plan

Place	Name and location of project or programme	Strategic Priority	Theme	Estimated Period of Delivery	Estimated Gross Project Cost	Secured Funds	Total funding identified	Funding Gap	Delivery Partners and possible funding sources	Progress Made
Strategic Provision	Reclaim foreshore to create new sea wall to provide rail enhancements, at Dawlish / Holcombe / Teignmouth.	(1) Critical	Public Transport	6-10 (2020-2024)	£80 million	£80 million	£80 million	£0	Department for Transport	New, higher sea wall to be built alongside the seaside town, providing greater resilience in the future. Phase 1 – Marine Parade due to open Summer 2020. Further phases to follow, including enhancements to Rail Station and Rock Shelter
<b>Total Amounts</b>					<b>£374,865,000</b>	<b>£140,340,000</b>	<b>£137,380,000</b>	<b>£177,145,000</b>		



## Organisations engaged by the Council in Infrastructure Planning

Devon County Council, including; <ul style="list-style-type: none"><li>• Education &amp; Children's services</li><li>• Libraries</li><li>• Transport &amp; Highways</li><li>• Minerals and Waste</li></ul>
Heart of the South West Local Enterprise Partnership
NHS Devon
Highways England
Environment Agency
Network Rail
First Great Western
Natural England
Sport England
Bus operators
Teignbridge District Council teams <ul style="list-style-type: none"><li>• Economic Development and Regeneration</li><li>• Green Infrastructure, Leisure and Greenspaces</li><li>• Waste</li><li>• Development Management</li><li>• Environmental Health</li></ul>
Exeter City Council
Torbay Council
East Devon District Council
Dartmoor National Park
Homes England
Devon & Somerset Fire and Rescue
Devon & Cornwall Police
South West Water
Western Power Distribution
National Grid
BT Openreach

**Acronyms**

CIL	Community Infrastructure Levy
DCC	Devon County Council
MHCLG	Department for Communities
DfE	Department for Education
DfT	Department for Transport
DEFRA	Department for Environment, Food and Rural Affairs
DNP	Dartmoor National Park Authority
EA	Environment Agency
ECC	Exeter City Council
EDDC	East Devon District Council
GI	Green Infrastructure
HE	Homes England
LEP	Local Enterprise Partnership
NE	Natural England
NHS	National Health Service
NHB	New Homes Bonus
RSPB	Royal Society for the Protection of Birds
S106	Section 106 Planning Obligation
SWW	South West Water
SUDS	Sustainable Urban Drainage systems
TDC	Teignbridge District Council
UTC	University Technical College