

Dawlish Link Phase 1 A379 to Secmaton Farm

Member Update Briefing

By TDC / DCC

03/11/2022 [Further updates in bold for 23/5/23]

Introductions and Content

Economy and Delivery Manager – **Fergus Pate** (TDC)

Project Manager (TDC)

Engineering Project Manager (DCC)

Content;

- **Key points**
- Scheme context and wider masterplan
- Land areas and Status
- Connectivity
- Committee Approvals and Funding
- Engineering delivery
- Future briefing session
- Useful references
- Q&A, close

Key Points

1. £4.9 million Housing Infrastructure Fund grant secured in 2019
2. Project costs have since increased to £6.2 million
3. Dawlish Link and Bridge scheme is fully designed
4. Protracted land negotiations are now at a conclusion (Area 3 complete; Area 4 agreements being finalised)
5. Devon County Council have procured the works
6. Works due to commence in August 2023
7. £4.9m grant funding contracted to be spent by March 2024
8. Scheme due to complete in Summer 2024
9. Recommendation to increase budget by £1.3 million Community Infrastructure Levy (CIL) to cover additional costs

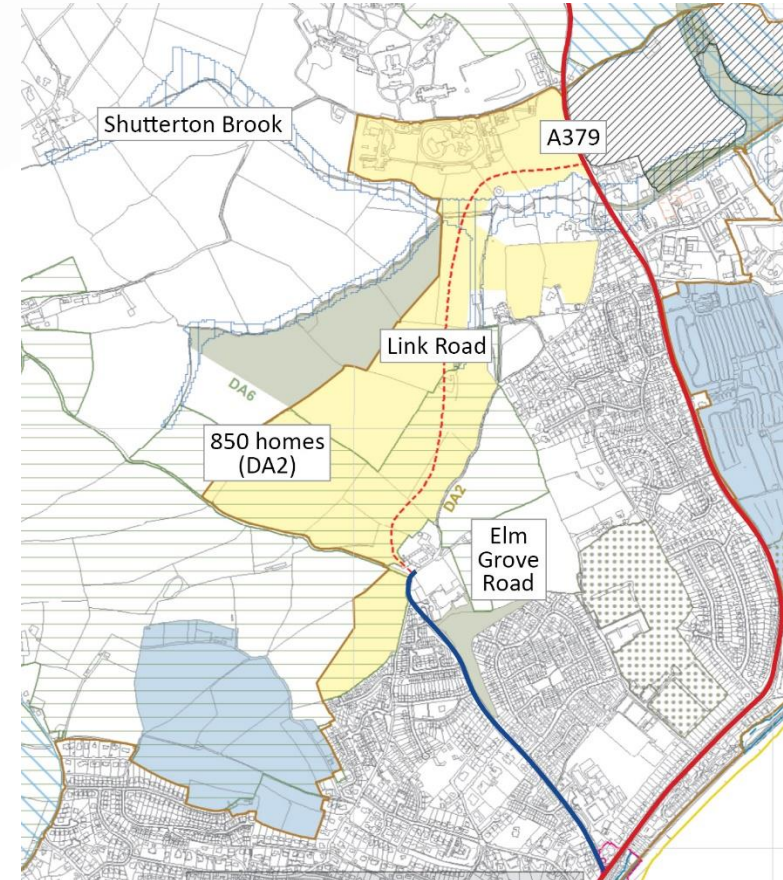
Scheme context and wider masterplan

Dawlish Link and Bridge is central to the DA2 Local Plan allocation

Prioritised through the Dawlish Development Framework

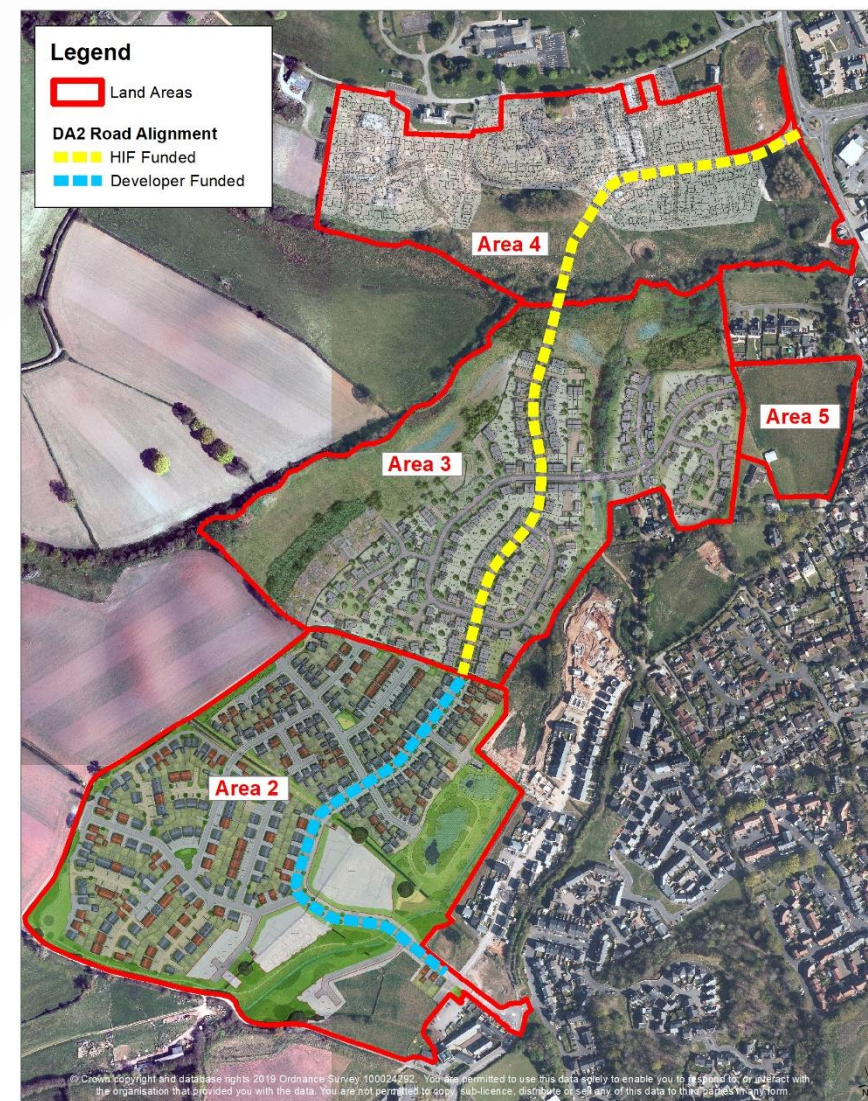
Teignbridge's top priority when the Housing Infrastructure Fund came forward

- £4.9m awarded by Homes England to Teignbridge
- **Teignbridge Full Council approved the project on 4 June 2019**
- Delivery by Devon County Council
- Close coordination with landowners



Scheme context and wider masterplan

| Land Name | Area | Status | HIF Scheme |
|------------------|--------|---|------------|
| Langdon Hospital | 4 | Link under construction | Yes |
| Shutterton Brook | Bridge | Planning application approved | Yes |
| Secmaton Farm | 3 | Planning application resubmitted and Approved 8 March 2023 | Yes |
| Gatehouse Farm | 2 | Detailed planning applications submitted | No |



Area 4 Land Status

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HIF Road and Bridge

Area 3 Land Status

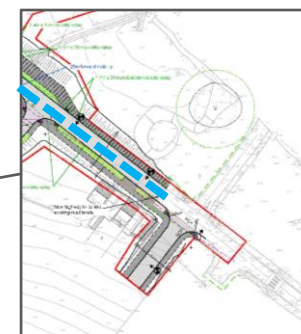
- Original planning application refused for inadequate levels of affordable housing
- Revised Planning application submitted November 2021
- November 2022 Planning Committee resolved to grant planning permission, subject to agreements.
- Area 3 undertook design of road to Area 2 boundary
- DCC using Area 3 designs and incorporated them into Bridge tender
- DCC to construct
- Land Agreements completed



HIF Road and Bridge

Connectivity

- A379 to Elm Grove Road
- Continuous 6 metre carriageway + cycle/footways
- Boundary alignment + connection: secure via Area 2 plans + planning Conditions



HIF Road and Bridge

Council approvals

DCC Cabinet (12th October 2022 – Ref CET/22/53)

Approval attained for:

- Proceeding to Tender and Construction
- Capital Programme increase

TDC Full Council (delayed to May 2023)

Recommendation to approve up to £1.3 million Community Infrastructure Levy (CIL) funding.

- Decision delayed from Feb to May 2023 owing to time taken to finalise Area 3 land agreements
- The agreements enabled planning permission to be issued but were delayed by two months waiting for landowner info.
- The agreements were completed in March 2023

Decision details

Dawlish Link - Elm Grove Road to A379 Exeter Road

- [Find out more about this issue](#)

Decision Maker: Cabinet

Decision status: **Recommendations Approved**

Is Key decision?: Yes

Is subject to call in?: No

Decision:

RESOLVED

(a) that approval be given for a scheme in Dawlish which assists in connecting Elm Grove Road and the A379 Exeter Road, and includes provision of a bridge with embankments, sustainable urban drainage together with cycle lanes and footpaths, as identified in the Local Plan, to proceed to tender and construction;



HIF Road and Bridge

Funding

- Teignbridge initial HIF award: £4,900,000
- Construction cost inflation → **£6,200,000**
 - Feb Full Council 2023 - £1,300,000 provision included in TDC Capital Programme
 - 23 May 2023 decision on whether to confirm the budget increase

Bridge Design and Planning



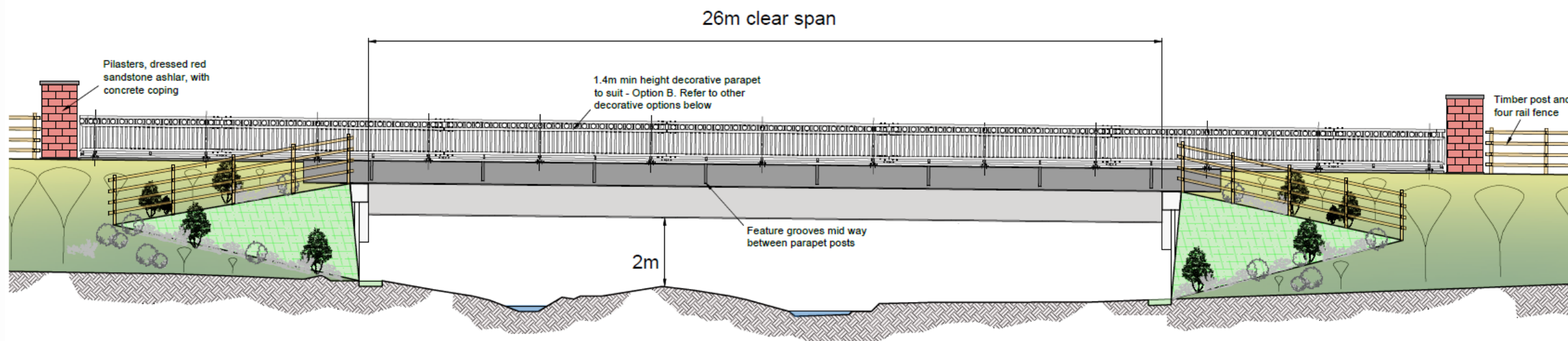
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Goose grey / Sea mist /
Goosewing



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Black



Area 3
Secmaton Farm

Bridge Elevation

Area 4
Persimmon Homes



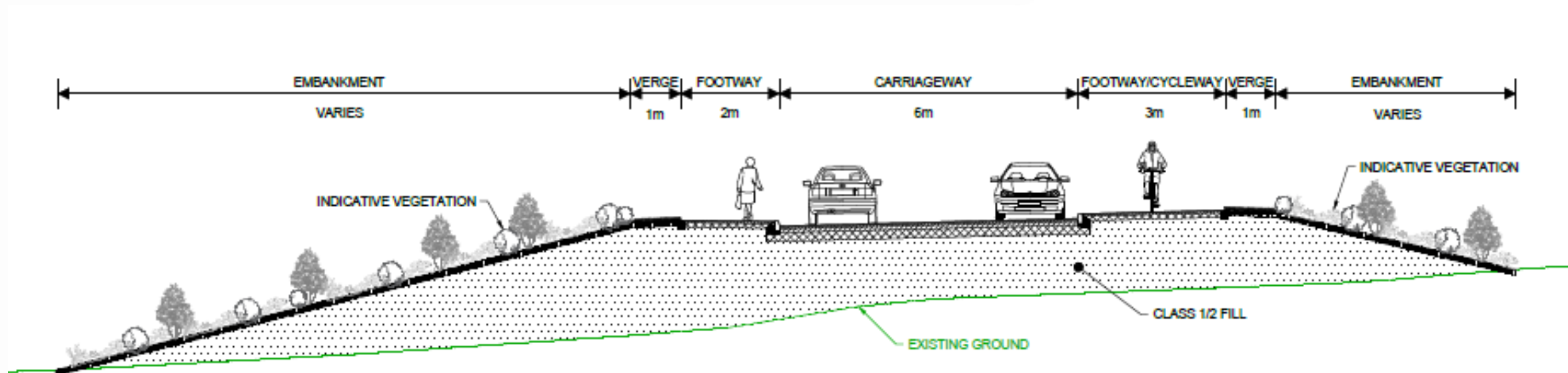
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Bridge Design and Planning



Typical Road Section
(View from highway embankment looking south
toward Area 3)

Bridge Design and Planning

Key engineering considerations:

Flooding

Ground conditions

Ecology

Planning (Area 3)

Existing services

Construction costs

Construction coordination



Bridge Planning GA



Sheet Pile Trial

Bridge Design and Planning

Ecological surveys confirmed likelihood of:

- Bats ✓ (Flightpath only)
- Dormice ✓ (no nesting interference)
- Nesting Birds ✓
- Otters ✓ (Commuting/foraging only)
- Water Voles ✓



Proposed measures:

Bats - Flightpath – Shutterton Brook

Dormice - phased clearance & connectivity features

Nesting Birds – restricted clearance

Otters - Otter Holt introduction

Water Voles - enhanced landscaping

Bridge Design and Planning

Embodied Carbon reduction:

- Reduced material usage → Optimised design, non-steel safety barrier, earth embankments etc....
- Material reuse → Concrete optimisation
- Cement replacements → Temp stone reuse
- Locally sourced materials → Recycled constituents
- Low maintenance → Local quarried materials
- Long lifespan materials → No bearings, no expansion joints, galvanised parapets
- Long lifespan materials → Steel, Concrete etc....120yr Design Life



HIF Road & Bridge Programme

| Milestone | November 2022 | May 2023 |
|-------------------------|----------------------|-----------------|
| Bridge planning consent | November 2022 | November 2022 |
| Detailed Design | Autumn 2022 | Autumn 2022 |
| Procurement | Autumn 2022 | February 2023 |
| Contract Award | Feb / March 2023 | June 2023 |
| Site commencement | Spring / Summer 2023 | August 2023 |
| HIF Funding Deployed | March 2024 | March 2024 |
| Works Complete | Spring / Summer 2024 | Summer 2024 |

Main benefits of approving the additional funding now

- Secures £4.9 million grant funding
- Enables the grant funding to be spent within contracted timescales
- Averts the risk of contractor price changes (finite timescale for prices to be held)
- Enables ground works to be undertaken in drier conditions
- Ensures earliest possible completion of a priority infrastructure project

HIF Road and Bridge

Future briefing of Dawlish councillors

- Next briefing to be held **June / July 23'** (upon Contractor Award)
- Introduce Contractor
- Site arrangements and community updates

Useful references

- Bridge planning application [21/02872/FUL](#)
- Area 4 Persimmon Homes planning application [19/01767/MAJ](#)
- Area 3 Secmaton Farm planning application [21/02674/MAJ](#)
- Area 2 Gatehouse Farm planning applications [22/00148/MAJ](#), [22/01042/MAJ](#), [22/01067/MAJ](#)
- Area 2 Gatehouse Farm outline planning approval [15/02468/MAJ](#)
- TDC Full Council [4th June 2019 – Item 36](#)
- DCC Cabinet [14th July 2021 – Item 19](#)
- DCC Cabinet [12th October 2022 – Ref CET/22/53](#)

HIF Road and Bridge

ENDS



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