

Teignbridge District Council Local Plan 2013 – 2033



Infrastructure Delivery Plan and Schedule Update 2016

Teignbridge Infrastructure Delivery Plan (IDP) – Update 2016

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. The delivery of necessary infrastructure can only be achieved through plan-led development.

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 2016 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 2016 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 and the CIL 'Regulation 123' list. 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 £60m. 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. £5.2 million has been provided by TDC and £55.2 million by external partners.

The current 2016 infrastructure schedules identify a further funding requirement of approximately £233m for all infrastructure projects over the remaining 17 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.

Source	Amount	Balance
Funding Gap	-	(£233,000,000)
Funds secured	£36,000,000	(£197,000,000)
Other Resources identified	£87,000,000	(£108,000,000)
TDC CIL	c. £45,000,000	(£63,000,000)
Town and Parish CIL	c.£13,000,000	(£50,000,000)
TDC / DCC New Homes Bonus	Up to £70,000,000	£20,000,000

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, town and parish councils the Homes and Communities Agency, Highways England, the Environment Agency and South Devon and Torbay Clinical Commissioning Group. 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, HCA, TDC.
Newton Abbot	Albany Emergency Temporary Accommodation for homeless households	(2) Important	Community	£660,000	£49,000	£611,000	£200,000 of funding from HCA.
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
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
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
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

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	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
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
Totals				£170,460,000	£5,726,000	£164,734,000	

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
Newton Abbot	NA3 Southern Avenue; Site access and links to site from Kingskerswell Road to A381	(1) Critical	Roads	6-10 (2020-2024)	£5,000,000	£0	£5,000,000	£0	Funded by developer
Newton Abbot	Decoy-Aller Viaduct (Phase 2); Access over Railway and Aller Brook.	(1) Critical	Roads	6-10 (2020-2024)	£5,000,000	£0	£0	£5,000,000	TDC / DCC. Possible Growing Places funding and possible bids via Heart of South West LEP.
Newton Abbot	New secondary school site; Safeguard 3.2 ha site for additional future new secondary provision in Wolborough, southern Newton Abbot.	(1) Critical	Education	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	Landowner / Developer / DCC / EFA / TDC. Prudent cost estimate
Newton Abbot	NA Secondary schools; New or Expansion of existing Secondary school, Newton Abbot	(1) Critical	Education	6-10 (2020-2024)	£5,000,000	£0	£5,000,000	£0	School Academy
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	Education	6-10 (2020-2024)	£3,500,000	£640,000	£640,000	£2,860,000	DCC / EFA / 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.

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
Newton Abbot	Houghton Barton Avenue (NA1); In development 'link road' from A382 (Forches Cross) - A383 and Hele Park. Includes cycle route from Houghton Barton to town centre	(1) Critical	Roads	6-10 (2020-2024)	£9,500,000	£0	£0	£9500000	Funded by developer / LEP Growth Deal
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	Education	6-10 (2020-2024)	£3,500,000	£0	£0	£3,500,000	DCC / EFA / Academy. Developer to provide site. Other funding sources may be available. CIL funding could be suitable for some of the cost.
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	£182,500	£182,500	£317,500	DCC / TDC / Newton Abbot Town Council
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)	£1,000,000	£182,500	£182,500	£817,500	DCC / TDC / Sustrans
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

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
Newton Abbot	Enabling NA9 Markets Re-Development; Mixed use redevelopment of town centre Markets opportunity area	(2) Important	Economy	0-5 (2015-2019)	£250,000	£250,000	£250,000	£0	Developer / TDC / Town Council
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.
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
Newton Abbot	NA Public Transport Bus services; including improvements to interchange at Sherbourne Road / Victoria Place. 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

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
Newton Abbot	Heart of Teignbridge Playing Pitches; Artificial Training Pitch (ATP), plus subsidiary grass training pitches, changing rooms, ancillary car parking. Potential locations include Forches Cross, Houghton Barton new school, Wolborough new school, Long Lane (Centrax).	(2) Important	Green Infrastructure	6-10 (2020-2024)	£2,400,000	£500,000	£1,500,000	£900,000	TDC / Sport England / Football Foundation / Developers
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 / HCA / Developer contributions in lieu of affordable housing.
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)
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	Economy	6-10 (2020-2024)	Unknown	£0	£0	£0	Developer / TDC
Newton Abbot	Heart of Teignbridge Park and Change - Newton Abbot; Provision of Park and Change facilities at Forches Cross area.	(2) Important	Public Transport	6-10 (2020-2024)	£700,000	£0	£0	£700,000	Bus Companies / TDC / DCC / Sustrans / Newton Abbot Town Council / Developers

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
Newton Abbot	Newton Abbot UTC cycle access; Upgrades between the UTC and Cricket Field car park, Marsh Road / The Avenue;	(3) Desirable	Green Infrastructure	0-5 (2015-2019)	£200,000	£0	£0	£200,000	DCC / TDC / Newton Abbot Town Council
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.
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 / Possible DfT funding.
Newton Abbot	Wolborough Community Building; Including supporting youth provision in NA3.	(3) Desirable	Community	11-15 (2025-2029)	£630,000	£0	£0	£630,000	DCC /TDC / Newton Abbot Town Council / Local charities / developer contribution.
Newton Abbot	Whitehills Community Building; Provision of multi purpose community building for Whitehills	(3) Desirable	Community	0-5 (2015-2019)	£400,000	£0	£400,000	£0	Fully funded by developer contributions.
Newton Abbot	Stover - Bovey Basin GI & heritage; Preservation and restoration of key assets including Stover Canal and towpath from Ventiford Basin near Teigngrace to Jetty Marsh in Newton Abbot, incorporating Templar Way trail.	Local Priority	Green Infrastructure	6 -15 (2020-2029)	£5,000,000	£0	£5,000,000	£0	Stover Canal Trust, Heritage Lottery, DCC / TDC / Town and Parish Councils / Lottery Fund / Natural England / Sport England / EA

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
Newton Abbot	Newton Abbot Town Centre Community Building; Multi-use community space including Town Hall (including one stop shop for council services), exhibition, arts and music performance space.	Local Priority	Community	11-15 (2025-2029)	£1,500,000	£0	£0	£1,500,000	Newton Abbot Town Council
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)	£2,500,000	£0	£0	£2,500,000	Network Rail.
Newton Abbot	Buckland multi wheeled sports facility	Local Priority	Community	0-5 (2015-2019)	£130,000	£130,000	£130,000	£0	TDC / Newton Abbot Town Council / Sport England / other funding partners
Kingsteignton	Kingsteignton New Primary School; Provision of c1.8 ha land and funding for new 420 place primary school, including early years provision. May also include ATP playing pitch for shared community use with changing room facilities.	(1) Critical	Education	0-5 (2015-2019)	£5,500,000	£5,500,000	£5,500,000	£0	DCC / TDC / EFA. School site planned at KS3 Abbrook now planned at Newcross, to be delivered through DfE 'free schools' programme, S106 and £1m CIL commitment.

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
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.
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
Kingsteignton	Penns Mount Hilltop Park; 5 ha hilltop park and provision of allotments at Penns Mount.	(2) Important	Green Infrastructure	0-5 (2015-2019)	£400,000	£400,000	£400,000	£0	Kingsteignton Town Council / TDC
Kingsteignton	Kingsteignton Town Centre Enhancement; May include relocation of Town Council Offices to identified town centre.	(2) Important	Economy	6-10 (2020-2024)	£1,500,000	£0	£0	£1,500,000	Town Council / TDC / Developers
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.

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
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 Gull Bunting zone).	(1) Critical	Green Infrastructure	6-10 (2020-2024)	Unknown.	£0	£0	£0	Developer / RSPB
Kingskerswell	Torquay Road cycle enhancements.	(2) Important	Green Infrastructure	11-15 (2025-2029)	£550,000	£550,000	£550,000	£0	DCC / TDC
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
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
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
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)	£22,000,000	£4,250,000	£17,000,000	£5,000,000	DCC / TDC / ECC / EFA. Secured funds from 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
SW Exeter	Footbridge over A379 incorporating level access to ensure suitability for wheelchairs, cyclists and parents with prams.	(1) Critical	Public Transport	0-5 (2015-2019)	£2,000,000	£170,000	£2,000,000	£0	Developer funding S106
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
SW Exeter	Marsh Barton Railway; New railway station at Marsh Barton	(1) Critical	Public Transport	0-5 (2015-2019)	£7,300,000	£7,300,000	£7,300,000	£0	DCC / Network Rail / Exeter City Council / LEP
SW Exeter	600 Space Park and Ride facility; at the Ide/Alphington A30 interchange.	(1) Critical	Public Transport	6-10 (2020-2024)	£6,200,000	£0	£3,600,000	£2,600,000	DCC / TDC / ECC / LEP.
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.
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)	£4,000,000	£0	£4,000,000	£0	DCC / Fully funded by S278 developer highway bond.
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
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.

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
SW Exeter	SW Exeter Health centre, indoor sports facility, community space,	(2) Important	Health	6-10 (2020-2024)	£4,800,000	£0	£4,800,000	£0	Developer
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
Dawlish	Dawlish Coastal Park; 22 ha Coastal Park , including parking, informal recreational space, multi-use tracks and trails.	(1) Critical	Green Infrastructure	0-5 (2015-2019)	£2,900,000	£2,900,000	£2,900,000	£0	TDC / Habitat Mitigation Partnership / Natural England
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	Education	6-10 (2020-2024)	£2,750,000	£970,000	£970,000	£1,780,000	DCC / TDC / Department for Education. Secured funding from S106.
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	Community	11-15 (2025-2029)	Unknown.	£0	£200,000	£0	Dawlish Town Council / Some remaining S106 contribution from the Sainsburys £200k may be available.

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
Dawlish	Dawlish Warren Replacement Visitors Centre: Replacement of existing small visitor centre with new building located to intercept more visitors, and better cater for school groups.	(2) Important	Community	0-5 (2015-2019)	£1,300,000	£280,000	£1,300,000	£0	TDC / Habitat Mitigagation Partnership / Natural England / Environment Agency. Bid made to Heritage Lottery Fund. HRA funding secured.
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.
Dawlish	Dawlish Cycle Network; New routes linking the Exe Estuary trail at Dawlish Warren with Teignmouth.	(2) Important	Green Infrastructure	6-10 (2020-2024)	£2,500,000	£100,000	£100,000	£2,400,000	Developers / Dawlish Town Council / Sport England / Sustrans / TDC
Dawlish	Dawlish Extra Care Housing; Provision of 50-bed extra care scheme at DA2 Northwest of Secmaton Lane	(2) Important	Health	0-5 (2015-2019)	£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	Education	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	DCC / TDC.

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
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
Dawlish	Post 16 Education; Possibly in form of vocational skills centre	Local Priority	Education	11-15 (2025-2029)	£2,000,000	£0	£0	£2,000,000	Dawlish Community College / South Devon College / Exeter College / Dawlish Town Council
Teignmouth	Expansion of Teignmouth Primary school; Limited on-site capacity for new buildings means alternative solutions may need to be considered, including off-campus extension to an existing Primary School, or shared facilities with community college.	(2) Important	Education	11-15 (2025-2029)	£1,000,000	£0	£0	£1,000,000	Developer / DCC / TDC
Teignmouth	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
Teignmouth	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.
Teignmouth	Teignmouth public realm improvements at Brunswick Street	(2) Important	Economy	0-5 (2015-2019)	£50,000	£0	£50,000	£0	Developer funded

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
Teignmouth	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
Teignmouth	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
Teignmouth	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
Teignmouth	Teignmouth Cycle Network; National Cycle Network through Teignmouth	(2) Important	Green Infrastructure	6-10 (2020-2024)	£500,000	£100,000	£100,000	£400,000	TDC / Sport England / Sustrans
Teignmouth	Teignmouth Coombe Valley Park; Improvements to Coombe Valley nature reserve, including informal play and recreation space.	Local Priority	Green Infrastructure	11-15 (2025-2029)	Unknown.	£0	£0	£0	Teignmouth Town Council
Teignmouth	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
Teignmouth	Teignmouth Youth Centre; New Youth Centre	Local Priority	Community	11-15 (2025-2029)	£500,000	£0	£0	£500,000	DCC / Teignmouth Town Council

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
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)
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
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
Bovey Tracey	Bovey Tracey town cycle routes (east-west); Network of safe cycling & walking routes permeating Bovey Tracey.	(2) Important	Green Infrastructure	11-15 (2025-2029)	£250,000	£0	£0	£250,000	DCC / TDC / Sustrans
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	DCC / Bus operating companies / s106
Bovey Tracey	Grass playing pitches; Provision of new playing pitches. Explore opportunities for providing a new ATP (All weather training pitch) for shared community use alongside school at Le Molay Littry Way.	(3) Desirable	Community	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	Sport England

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
Chudleigh	Chudleigh Primary school expansion; Expansion of existing Chudleigh Primary School.	(1) Critical	Education	6-10 (2020-2024)	£1,000,000	£0	£0	£1,000,000	TDC / Bovey Tracey Town Council / DCC / Chudleigh Primary School / TDC
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)
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	DCC / Bus operating companies / S106
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
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
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

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
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	0-5 (2015-2019)	£5,000,000	£1,500,000	£5,000,000	£0	TDC / Landowners / Developers
Strategic Provision	Improvements to A382, including Jetty Marsh 2; involves widening between forches cross and Newton Abbot. Works shall include segregated cycle and pedestrian routes.	(1) Critical	Roads	4-10 (2018-2024)	£13,000,000	£7,900,000	£7,900,000	£5,100,000	DCC / TDC / Developers / LEP.
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)	£13,500,000	£0	£0	£13,500,000	DCC / TDC / Developers / LEP.
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.
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.

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
Strategic Provision	Remaining sections of the Wray Valley Trail providing a new cycle and pedestrian route linking Moretonhamstead to Bovey Tracey, Heathfield and beyond.	(2) Important	Green Infrastructure	1-10 (2015-2024)	£1,500,000	£25,00	£25,000	£1,475,000	DCC / DNP / TDC
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.
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.	(3) Desirable	Green Infrastructure	11-15 (2025-2029)	£8,000,000	£800,000	£0	£8,000,000	Devon County Council / Teignbridge District Council / Sustrans
Strategic Provision	Marsh Barton Energy from Waste; Heat pipe from Marsh Barton waste plant, distributing heat to SWE1 Heat Network	(3) Desirable	Utilities Services & Energy	6-10 (2020-2024)	£4,800,000	£0	£4,800,000	£0	Private sector / LEP growth deal
Total Amounts					£232,745,000	£36,210,000	£124,960,000	£107,985,000	

Organisations engaged by the Council in Infrastructure Planning

Devon County Council, including; <ul style="list-style-type: none">• Education & Children's services• Libraries• Transport & Highways• Minerals and Waste
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">• Economic Development and Regeneration• Green Infrastructure, Leisure and Greenspaces• Waste• Development Management• Environmental Health
Exeter City Council
Torbay Council
East Devon District Council
Dartmoor National Park
Homes and Communities Agency
Devon & Somerset Fire and Rescue
Devon & Cornwall Police
South West Water
Western Power Distribution
National Grid
British Telecom

Acronyms

CCG	Clinical Commissioning Group
CIL	Community Infrastructure Levy
DCC	Devon County Council
DCLG	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
EFA	Education Funding Agency
GI	Green Infrastructure
HCA	Homes and Communities Agency
HA	Highways Agency
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
SDLR	South Devon Link Road
SUDS	Sustainable Urban Drainage systems
TDC	Teignbridge District Council
UTC	University Technical College