

# Our Shared Coordinates

A joint strategy for East Devon, Exeter, Mid Devon and Teignbridge

Draft November 2023

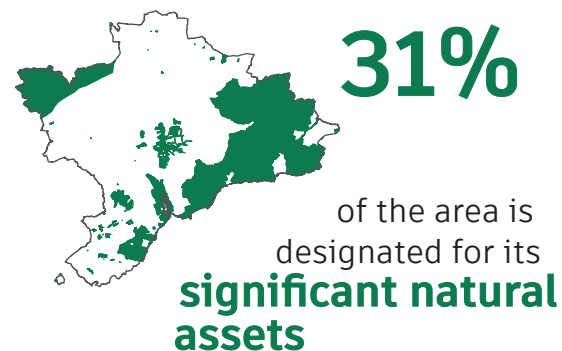


In partnership with



# An exceptional place

The strengths of our unique area are built on its exceptional living environment offering a connected network of a thriving city, characterful towns and picturesque villages set within some of the best natural environments in the country. In a world that places an ever-greater premium on quality of life, the attractive natural assets, character of the area, and the significant economic opportunities are becoming its greatest competitive advantage. The remarkable growth, investment, and cultural development we have seen in recent years' shows how powerful and compelling our area's offer already is.



The historic city of Exeter lies at the heart of our area, acting as the driver for economic growth and the retail and cultural hub for the surrounding districts. Its world-renowned university has helped catalyse a fast-growing knowledge-based economy, which is helping to raise prosperity and boost graduate retention.

**Exeter**  
is forecast to be the



UK city for GVA growth in 2023

and grow with up to

**21,000**  
new jobs between 2020 & 2040



Exeter is linked by road and rail to a network of historic market and coastal towns, many of which are important economic hubs in their own right. Together the city, towns and villages operate as one single functional area for housing, economy and travel.

The attractive living environment makes our area a magnet for relocators looking for a better quality of life, business investors and tourists. Such is the attractiveness of the area that the resident population (approx. 500k people) is forecast to increase by 8.5% over the next decade, compared to just 4% across England as a whole.







**NORTH DEVON  
BIOSPHERE  
RESERVE**

EGGSFORD  
FOREST

**EXE  
VALLEY**

KNIGHTSHAYES  
COURT

GRAND  
WESTERN  
CANAL

CULM  
VALLEY

**BLACKDOWN HILLS**  
AREA OF OUTSTANDING  
NATURAL BEAUTY

HEMBURY  
FORT

SHOBROOKE  
PARK

RADDON  
HILLS

KILLERTON

ASHCLYST  
FOREST

**EAST DEVON**  
AREA OF OUTSTANDING  
NATURAL BEAUTY

UNIVERSITY  
OF EXETER

CLYST  
VALLEY  
REGIONAL  
PARK

CASTLE  
DROGO

**TEIGN  
VALLEY**

**HALDON  
HILLS**

PEBBLEBED  
HEATHS

**THE JURASSIC COAST**

**DARTMOOR**

PARKE

HALDON  
FOREST

WOODBURY  
COMMON

EXE  
ESTUARY

DAWLISH  
WARREN

ASHCOMBE  
FOREST

STOVER  
COUNTRY  
PARK

**THE SW COAST PATH**

As we plan to meet economic, social and environmental needs, we must make sure that the area holds on to the distinctive qualities that are its greatest assets for success. Our strengths and opportunities are significant and should act as a catalyst for future sustainable growth and support the differentiation of our area as a place to invest and live.



Change does bring challenge though and we need to address these to achieve sustainable growth that ensures our area remains successful:



**Infrastructure** – sustainable growth cannot be achieved without significant investment in infrastructure that simultaneously helps us address all the challenges below.



**Climate change** – reducing our carbon emissions and adapting to the impacts already locked into our climate requires urgent action utilising innovative and radical solutions.



**Economy** – whilst employment levels are high, wages are lower than national average and we need to shift towards a more diverse, knowledge-based economy to boost prosperity.



**Transport** – the rural nature of much of the area means that many residents rely on private motor vehicles. We need to transition to more sustainable connectivity to reduce carbon emissions and congestion whilst enabling healthier lives.



**Nature recovery** – our wildlife habitats are largely disconnected and have been damaged by human activity, and they require urgent action to be protected and enhanced.



**Housing affordability** – average house prices are over 10 times average earnings, making them unaffordable for many local people.



**Ageing population** – parts of the area have a significantly higher percentage of over 65-year olds compared to the national average which is projected to increase. We need to ensure we can both accommodate this trend, whilst attracting and retaining younger working people.



**Landscape and heritage** – accommodating growth within a high quality built and natural environment

**'Shared coordinates'** represents the ambitious commitments of East Devon, Exeter, Mid Devon and Teignbridge to ensure that the area develops as a prosperous, resilient and innovative economy and an unbeatable place to live, work and visit, which retains its competitive edge to attract investment. The purpose of this document is to:

- Demonstrate the joined-up strategy and policy approach the Councils have taken across the functional area.
- Articulate the clear benefits of working together as a cohesive area to address strategic opportunities and challenges.
- Serve as the starting point for identifying key strategic infrastructure and funding challenges.
- Provide a framework for more wider collaboration with key stakeholders who are central to the spatial place-making agenda in the area.

This document reflects the ambitions and proposals of existing and emerging Local Plans. However it is not a statutory plan nor a decision-making tool for development management purposes. Our vision and six coordinates on the following pages set out the direction of travel which will influence how we respond to our shared strategic opportunities and challenges.



# Our Vision

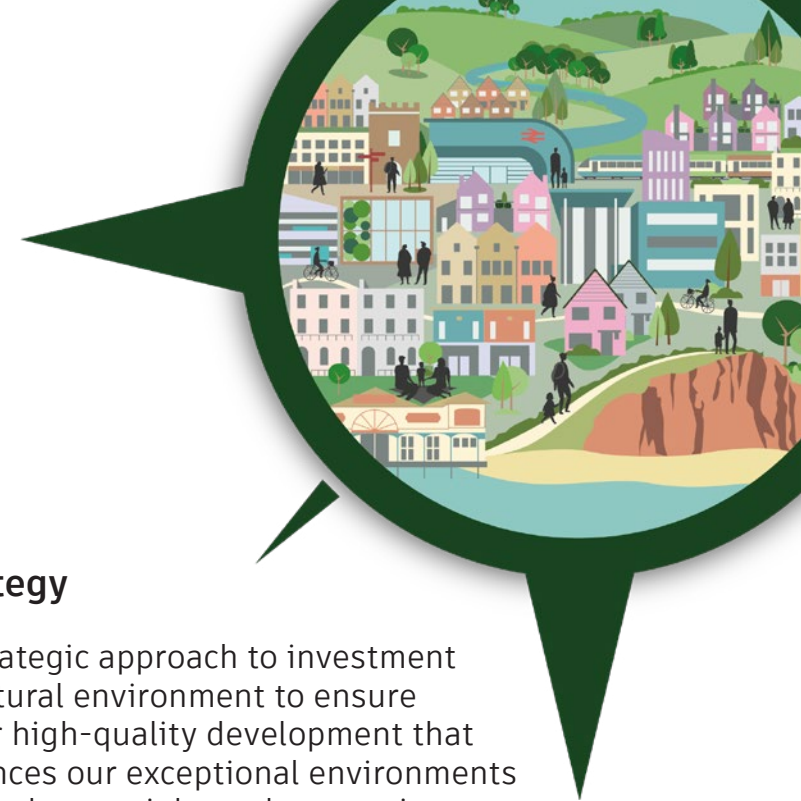
*In 2040 we are a sustainable and prosperous area of distinct and well-connected regional capital, urban and rural communities.*

*Our local economy is carbon neutral and attracts investment, clean growth and innovative businesses.*

*We invest in our citizens, celebrate the area's beauty and heritage, and continue to work together for mutual long-term benefit.*

*We fully utilise our unique southwestern city-town-country-coast environment and our growing academic and skills base for smart growth.*

*We enable prosperous and healthy lives through high quality homes, jobs and more self-sufficient communities with direct access to nature and a reliable, sustainable transport and communications network.*








## Our spatial strategy

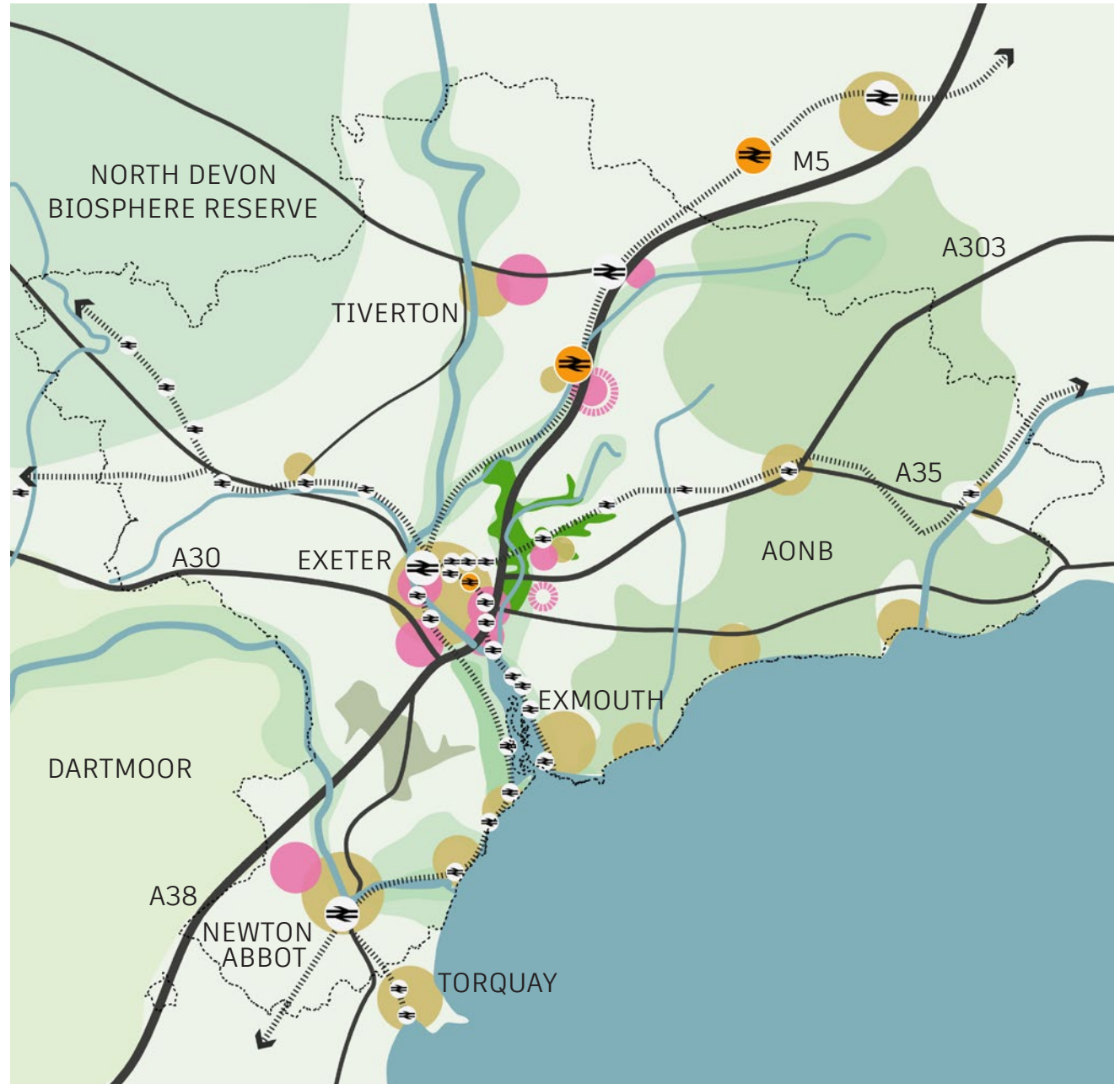
We are taking a strategic approach to investment in our built and natural environment to ensure that we can deliver high-quality development that protects and enhances our exceptional environments whilst providing the homes, jobs and prosperity our communities need. This is why our ambitious spatial strategy concentrates large scale new development around strategic growth areas in the most sustainable locations. It combines significant brownfield development with providing large scale new communities that together can drive transformative benefits for the whole area.

The strategic growth areas will enable us to capitalise on and invest to improve existing connectivity networks to shift towards a low carbon, cleaner and healthier way of moving around. They also allow us to take a strategic approach to invest in nature recovery and better access to nature whilst avoiding development in our most special landscapes. And they enable us to unlock brownfield growth and investment in existing settlements alongside new settlements to support more self-sufficient, resilient and thriving communities.

Exeter is the regional capital and acts as the engine for growth of our dynamic and diverse urban and rural area. As Exeter becomes more successful, the potential to extend this success to settlements in its travel to work area is considerable. Therefore, we have located strategic growth across our area where it can support investment in our important market towns alongside the growth of Exeter.

- Brownfield development in Exeter near the City Centre and along the River Exe
- New and expanded settlements on the edge or near Exeter
- The Newton Abbot and Kingsteignton Garden Community
- The northern gateway: The Culm Garden Village. Tiverton urban extension and M5 Junction 27

- Existing settlements 
- Major growth areas 
- Potential major growth areas 
- Existing train stations 
- Potential/planned new train stations 





# Our shared coordinates

Our ambition is to position our area as one of the best places to live and work in the UK, creating jobs and opportunities that raise our resident's quality of life whilst protecting and enhancing our unique natural environment for generations to come. Part of the strategic response to the long-term growth of our sub-regional economy entails rebalancing housing and employment growth towards brownfield regeneration opportunities in Exeter alongside strengthening existing communities and creating new neighbourhoods in sustainable locations. A focus on higher density living in mixed use and walkable neighbourhoods close to existing public transport nodes and city/town centre jobs and services, is an essential component of a low carbon and successful economy.

In order to achieve our ambition, we have identified 6 shared coordinates for delivering sustainable growth which responds to our areas strategic challenges and opportunities. The importance of investment in infrastructure (such as transport, green infrastructure, utilities and health care) to support growth, is a cross-cutting theme throughout the document.



Net Zero



Quality Places



Jobs & Prosperity



Nature



Homes



Connectivity



**Net zero**



# Net-zero

**We will act on climate change by working to achieve a net zero carbon future, whilst devising and implementing appropriate responses to help communities adapt to its impacts**

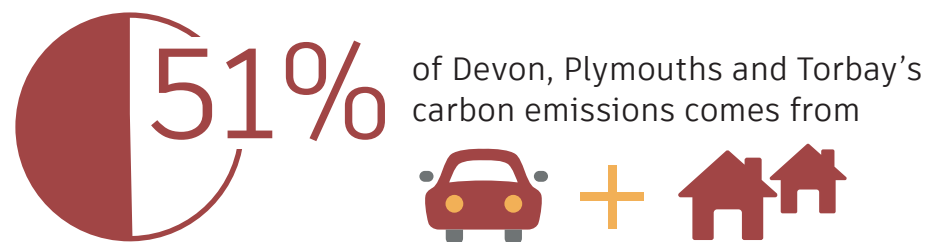


Transitioning to net zero\* has implications for everything we do. It provides one of the greatest opportunities of our time to achieve clean and inclusive growth and has the potential to support the creation of thousands of new jobs locally. We are committed to achieving net zero ahead of the 2050 national target and have signed up to the Devon Carbon Plan which sets out our approach to achieving this by:

- Using less energy by making it easy to drive less and delivering more energy efficient buildings;
- Shifting to renewable energy to reduce harmful emissions and boost our energy security;
- Developing a resilient local, circular economy using resources wisely and reducing waste; and
- Maximising natural carbon storage and solar and temperature regulation through interventions such as tree planting and habitat restoration.

Our area has the largest concentration of climate change expertise in the UK, making us uniquely positioned to become a global leader in responding to the challenges. The establishment of the Joint Centre of Excellence in Environmental Intelligence, a research collaboration between the University of Exeter and the Met Office, will help to reinforce this position.

Spatial planning has a clear role to play in shifting society towards net zero living whilst also making our communities more resilient to the impacts of climate change. This role ranges from identifying sustainable locations for growth that enable low carbon transport and low carbon utilities, through to securing net zero standards in the design of buildings. Linked to this, our rural areas will be supported to provide the resources and ecosystem services needed for our larger urban areas.



Source: Devon Carbon Plan

Through our Local Plans we will encourage renewable energy installations where it is acceptable to do so. We will also require a Carbon Statement is submitted with planning applications for residential and commercial developments outlining how the proposals are designed; will be constructed; and will perform to deliver carbon neutrality. More fundamentally, the spatial strategy for the area, as being set out in Local Plans, will have a significant impact on minimising carbon emissions.

## What we are doing

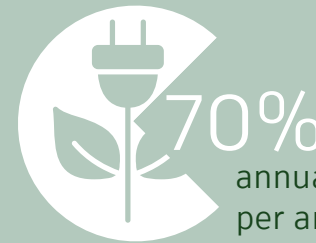
Across the area we continue to pioneer approaches to zero and low carbon design that demonstrate the latest in innovation and technology, setting the benchmarks that we encourage developers and others to follow. Such initiatives include the delivery of:

- Much of our housing requirement on brownfield sites in highly accessible locations for active travel and public transport;
- Low carbon district heating systems serving homes and workplaces in Monkerton, Cranbrook, Exeter Science Park and Skypark;
- An Energy from Waste Facility in Marsh Barton, which is supplying electricity nationally whilst avoiding waste going to landfill. It is also set up to provide district heating for future developments nearby;
- Hybrid electric demonstration flights launched from Exeter Airport. This forms part of the airport's ambition to act as a test bed and transition to low carbon aviation; and
- Passivhaus homes in Exeter, which are helping to cut carbon emissions in the city while reducing fuel poverty for residents.
- Piloting carbon neutral modular homes – including 6 social rented units at Shapland Place, Tiverton.
- In Exeter a smart grid and storage project of 3,700 solar panels is powering the City Council's electric vehicle fleet, recycling centre and offices with green energy.

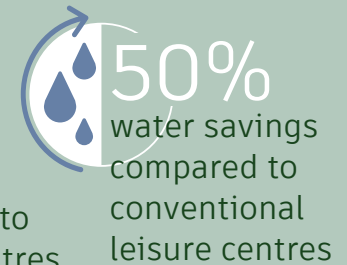
## St.Sidwell's Point

St.Sidwell's Point, the UK's first passivhaus leisure centre and one of only a handful worldwide, opened to the public in April 2022. It is one of the most sustainable leisure centres ever constructed. Situated in the heart of Exeter, this landmark new building represents a key milestone in the Council's ambition to create a net zero carbon city while supporting the physical activity, health and well-being of its residents.

**The building has been designed to be highly energy efficient and climate resilient to 2080.**



annual energy saving per annum compared to traditional leisure centres



water savings compared to conventional leisure centres







**Jobs & prosperity**



# Jobs & prosperity



**We will protect and create the conditions for high-value, well paid jobs and a clean, diverse and thriving local economy**



Our area is experiencing fast employment growth, current predictions are for around 35,000 new jobs between now and 2040. This is driven largely by the emergence of more knowledge-based sectors. This is particularly apparent in the numbers of spin out businesses linked to the University of Exeter's specialisms in applied environmental science, digital innovation, data analytics and high-performance computing. Given Exeter's strong research, education institutions and growing innovation ecosystem, the rapid expansion of the knowledge economy will continue.

Across our area there is a shared ambition to boost prosperity by supporting higher value jobs. We want to make sure that these jobs are accessible to local people whilst also attracting new talent to the area. This requires a skills and education infrastructure that is fully aware of, and responsive to, the needs of growth sectors, particularly in the delivery of science, technology, engineering, maths and medicine (STEMM) subjects, whilst also supporting health, social care, farming and tourism.

Our area is large and diverse geographically, and yet functions as a coherent economic unit. There is a significant opportunity to ensure that the benefits of growth in and around Exeter are shared across our whole area. To ensure our towns, villages and coastal and rural areas can thrive. This will include:

- regeneration of our town centres to suit changing consumer behaviour and spending patterns;
- farmers to continue their key role as custodians of the natural environment providing locally produced food, whilst encouraging diversification where this helps to protect and enhance the landscape and support the local economy; and
- higher-value, year-round and green tourism offer that helps boost the resilience of rural and coastal communities.



## What we are doing

We are working across the area and with a range of partners to deliver against our economic development objectives.

Examples of our work include:

- Our strategic employment allocations at Exeter Science Park and Skypark (part of the Exeter and East Devon Enterprise zone), are fostering growth in new and emerging employment sectors;
- Our economic development teams have worked with the Heart of the South West Local Enterprise Partnership (LEP) and continue to work with Exeter University, our Regional Growth Hub and other partners to deliver advice, training, research and development and innovation support to start up and existing businesses to enable them to scale and grow;
- We are providing residents with the opportunity to develop the skills that our growth sectors will require going forward. One example of this is the Future Skills Centre, operated by Exeter College, which offers training and education opportunities in future-facing high-tech jobs in engineering, digital, construction and clean growth;
- We are undertaking masterplanning exercises with local residents and businesses in communities across our area to explore how our town centres can adapt to changing needs and behaviours, including allowing for a more diverse range of uses and more pedestrian friendly environments.
- Supporting a prosperous economy at smaller centres and in the rural areas. This includes sponsoring the annual Taste East Devon Festival, celebrating our amazing locally produced artisan food.

## Exeter Science Park

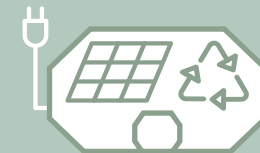
Exeter Science Park is the South West's centre for STEM sectors, a nationally and globally significant location for incubation and grow-on space for businesses, research and academia.

**In 2035 the ambition is to be home to 3,500+ people working for companies with a combined turnover of £350+ million**

The Science Park is also home to the Met Office's new supercomputer which enables unrivalled expertise in climate modelling and weather forecasting. The supercomputer is a catalyst for growth in our area, supporting collaboration and partnerships between science, business and academia.



Home to the UK's most powerful supercomputer



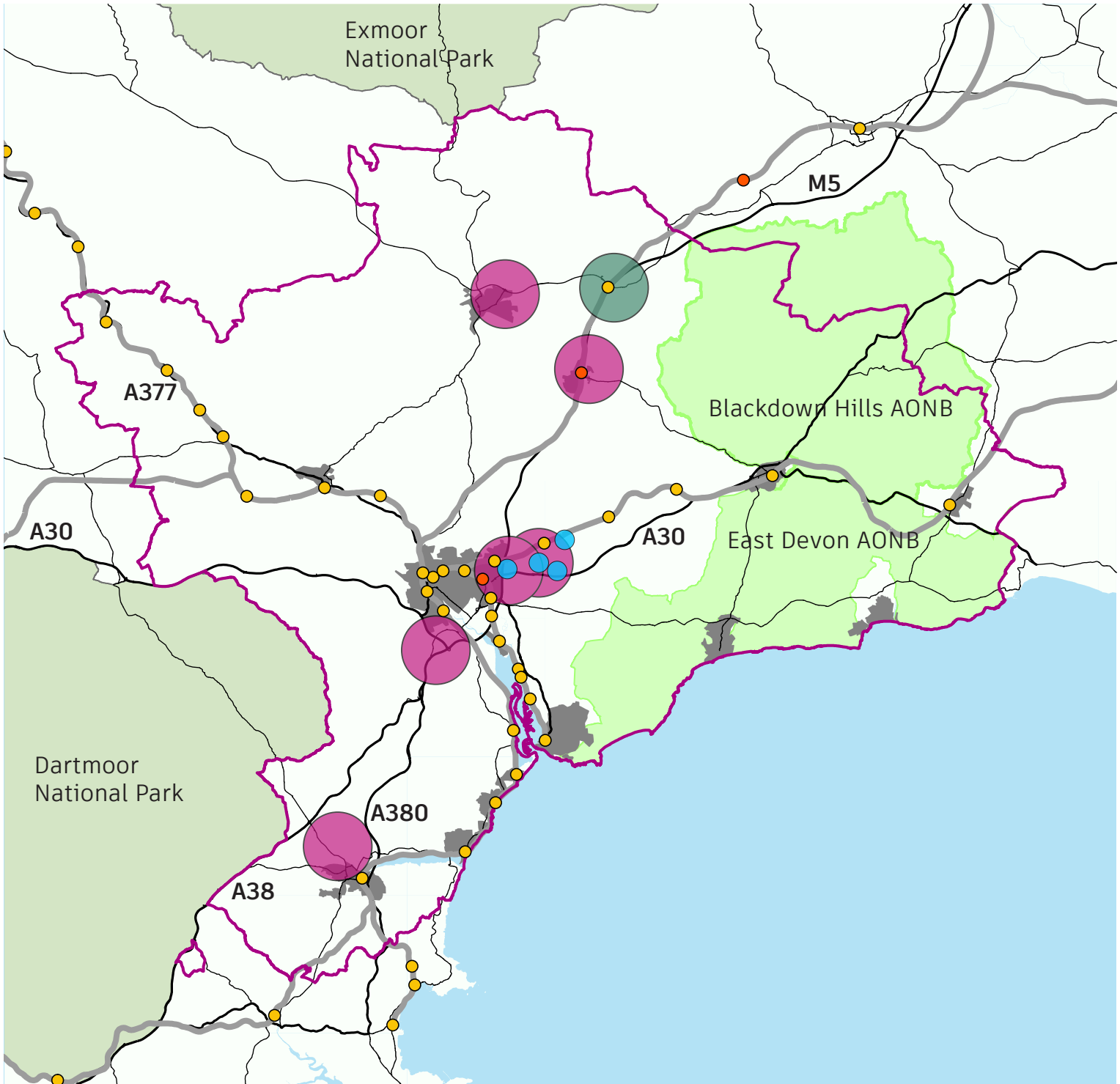
Two innovative Net Zero Carbon buildings completed



# Jobs & Prosperity Plan

## Legend

-  The Area
-  Major tourism opportunity
-  Strategic employment sites
-  Sites within Enterprise Zone
-  Area of Outstanding Natural Beauty (AONB)
-  National Parks
-  Major settlements
-  Major roads
-  Railway
-  Existing train stations
-  Planned train stations



Sources: Ordnance Survey (0100031673), Natural England





# Homes



# Homes



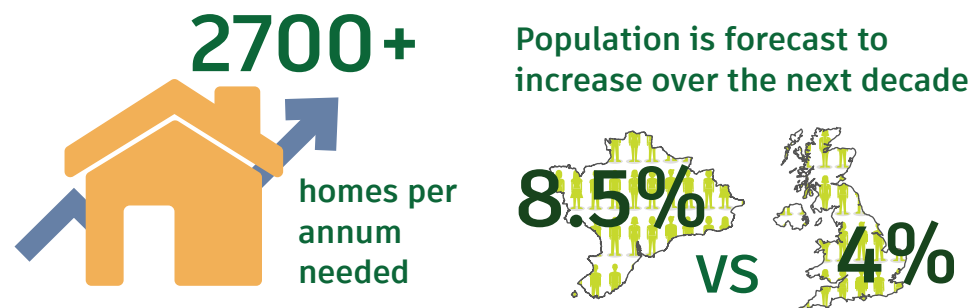
We will support a diverse range of high-quality, affordable homes in the most sustainable locations which meets ambitious national housing targets and the needs of local communities, and attracts the workforce we need for the future.

Our area has got an exceptional diversity of places to live, from apartments and townhouses in a vibrant city or town to homes in picturesque villages, all with easy access to nature. As the area grows, it is important that these unique qualities act as catalysts for successful growth that both deliver the new homes needed whilst creating beautiful places where people want to live.

Our spatial strategy is clear: we are committed to locating homes in well-connected, sustainable locations where they can support our net zero transition, deliver key infrastructure, help to protect and enhance our most valuable environments and support healthy, thriving local communities. Our new homes need to be supported by the right type of infrastructure, including transport, utilities, flood resilience, sustainable water management, healthcare and recreation, and we will set out strategic priorities and seek targeted investment and funding to ensure we can meet our high ambition.

Our strategic housing growth areas are:

- Brownfield development in Exeter
- New and expanded settlements near Exeter
- Newton Abbot and Kingsteignton Garden Community
- The northern gateway: The Culm Garden Village and Tiverton urban extension



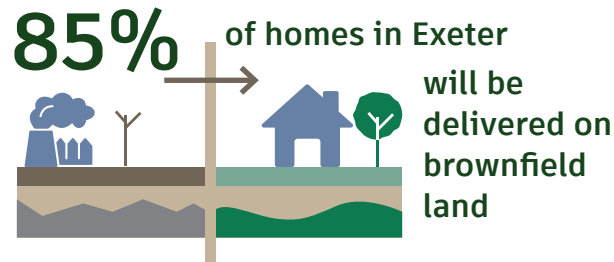
We will support delivery methods which can provide more and a wider variety of higher quality affordable homes as well as providing a more diverse range of homes and improved choice which meets the needs of local communities. This includes:

- encouraging SME developers to supply a larger proportion of homes within the area and promoting employment and skills plans;
- policies which require affordable homes, accessible homes and self-build and custom-build homes;
- higher density, higher quality living including co-living and student housing;
- support for housing to meet special needs and new gypsy and traveller accommodation;
- support for modern methods of construction; and
- local authority interventions to directly deliver homes.



## What we are doing:

We have been hugely successful in securing funding for several new Garden Communities including the Culm Garden Village proposal, Liveable Exeter Garden City and Newton Abbot & Kingsteignton Garden Community. Together these will deliver approximately 22,400 homes.



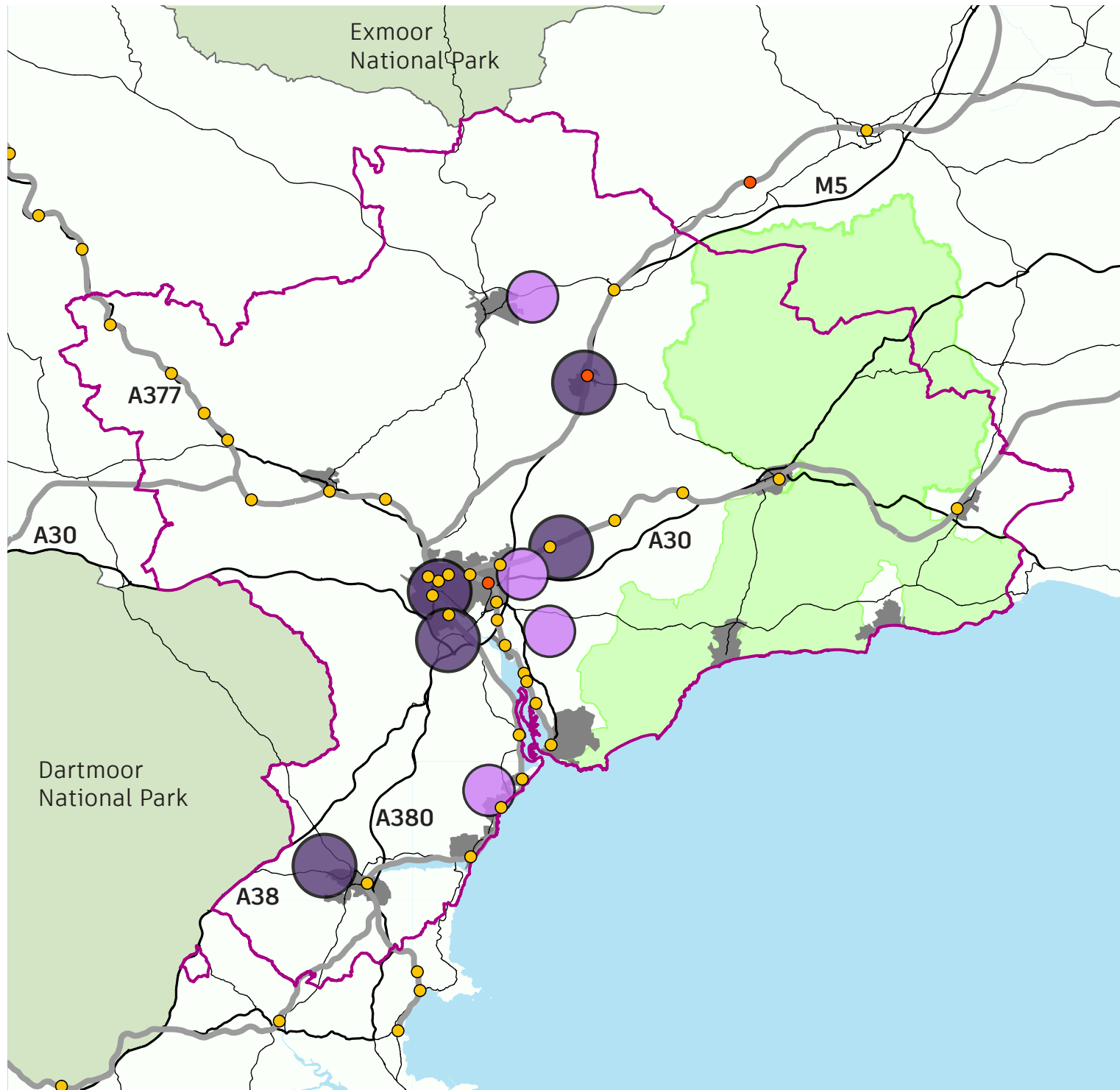
We have taken an ambitious and joined up approach to ensure that growth delivers real benefits for people. Far from just delivering homes, they will provide new sustainable connections and key infrastructure, enhance natural areas and support regeneration. We already have a track record of delivering new successful settlements at scale with our new town Cranbrook, which includes a new train station, district heating networks, strategic cycle routes and a new country park.

We are demonstrating our commitment to delivering affordable, energy efficient homes in well-connected places, with Exeter City Council aiming to deliver 500 affordable homes per year for the next ten years. We are also at the forefront of delivering self-build and custom-build homes; Teignbridge District Council was the first authority in England to include a policy requirement for serviced plots, setting a national exemplar.

## Culm Garden Village

The Culm Garden Village proposal will deliver 5000 new homes in a country park landscape next to a re-opened Cullompton train station. A 'one town approach' has been used to ensure the new development is fully integrated with the existing town of Cullompton and growth directly benefits local people. New homes, workplaces and improved connectivity will support more local services and help make Cullompton more self-sufficient. The development will deliver improved active travel connectivity across the M5, the railway and the river Culm whilst also helping to reconnect the town with the river Culm and enhance nature for both people and wildlife. A strategic intervention at Junction 28 is also needed to support delivery of the Culm Garden Village.







# Homes Plan


## Legend

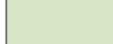
 The Area


### Strategic housing sites

 <3000

 >3000


 Area of Outstanding Natural Beauty (AONB)


 National Parks

 Major settlements

 Major roads

 Railway

 Existing train stations

 Planned train stations





**Quality places**

# Quality places



**We will support high-quality developments with a strong sense of place which support healthy, thriving communities and our transition to net zero and respect and enhance our local environments.**

Our area's rich built heritage and natural landscapes are integral to the character, appeal and success of our area. New developments must create new beautiful places which people will love and look after if we are to continue being a place where people want to live, and businesses want to invest in. Raising the quality of development is also essential to achieving greater local support for growth.

We are committed to significantly improving the quality and sustainability of new developments in our area. We expect new developments to have a strong identity and a sense of place that harness the positive features of sites and their wider context. We also expect development to enable healthy, resilient, safe and thriving communities. We will support this ambition through innovative design coding, strong collaboration with partners and support for innovative delivery methods such as custom-build and direct Local Authority interventions, which raise the bar of development quality.

## What we are doing

We have successfully capitalised on the national drive towards high-quality developments, and we are progressing with design codes for several of our strategic growth areas. We took part in the National Model Design Code Pilot to test the new National Model Design Code in our local context. This pilot has provided vital lessons learnt on stakeholder engagement, balancing flexibility with clear requirements and embedding coding within local policy. In the emerging Exeter Plan we have included Liveable Exeter principles that enshrine quality into strategic policy.

Regenerating our existing towns and communities to raise quality and local pride is hugely important to us. We are progressing town centre masterplans for several settlements, including Tiverton and Newton Abbot and interventions for growth to benefit existing communities is integral to our Garden Communities Programme.

### Newton Abbot Design Code Pilot

Our Newton Abbot and Kingsteignton Garden Community Programme is part of the Design Code Pathfinder Programme, a trailblazing government initiative to empower communities to have their say on new homes, buildings and amenities. Our innovative approach explores:

- Embedding design guidance in policy
- Developing a blueprint for securing community input
- Creating a framework for delivering new district scale parks and confirming long-term stewardship solutions
- Standards for low carbon construction and operation
- An innovative energy strategy



# Nature





# Nature



**We will protect and enhance our exceptional natural environment for the benefit of both people and wildlife, to tackle the climate and nature emergency and to protect the landscape setting of our settlements.**



The residents of East Devon, Exeter, Mid Devon and Teignbridge know their area as a place with a beautiful natural landscape offering a high quality of life. We enjoy our long stretches of undeveloped coastline, undulating green hills, woodlands, rivers, valleys and estuaries. We also know that this unique natural environment is fundamental to our area's prosperity and success. It is key to attracting talent and high-value jobs, supporting tourism and local communities, improving people's health and wellbeing and tackling the climate and nature emergency.

We are committed to protecting and enhancing our special landscape through ambitious policies and development requirements within our local plans, as well as actively seeking out opportunities for investment in nature recovery. We will create bigger, higher quality, and better-connected natural areas which support a thriving wildlife and create better access to nature. This will include new woodlands, restoring our rivers, new wetlands and new public green spaces and trails. Our natural spaces will be multi-functional

and provide a wide range of functions from flood resilience and carbon storage to food production and recreation. We will seek developer contributions, funding and investment in green and blue infrastructure, nature recovery and delivery of biodiversity net gain as an integral part of delivering our sustainable growth ambition. We will continue to work in strong collaboration with local and national partners to ensure we can maximise the positive benefits of funding and investments.

Our communities benefit from large areas of coastline along the south of the region, stretching from Teignmouth and Dawlish, through the Exe Estuary and into East Devon and encompassing the world famous Jurassic Coast. However, our coastal environment is extremely vulnerable to physical changes through erosion, coastal landslip, permanent inundation and coastal accretion (e.g. accumulation of sand) over the next 100 years. We need to ensure that we reduce the risks arising from these changes by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.



## What we are doing

We have a strong track record of planning and delivering new country parks (Suitable Alternative Natural Green Space/SANG) alongside new developments through our shared Habitat Mitigation Strategy. This is required to minimise the impact of development on our internationally significant sites: Dawlish Warren, the Exe Estuary and Pebblebed Heath. We have delivered these through developer contributions and working in close partnership across authority boundaries and with regional, national and community partners. Ridgetop Park in South West Exeter opened in 2022 and is the latest addition of SANG providing recreational areas to the new communities and existing population. We are currently updating the Habitat Mitigation Strategy which will inform future projects to unlock growth that we will seek funding and contributions for.

We are also collaborating with authorities across the region, Natural England and Defra on the Devon Local Nature Recovery Strategy. This strategy will include local habitat maps and set out opportunities and priorities for enhancing biodiversity and how these can provide wider benefits such as carbon storage. We will use it to inform our Biodiversity Net Gain (BNG) strategies for development sites and to guide which strategic projects we seek investment and funding for.

In our Garden Communities Programme we have taken an innovative approach to attracting investment to deliver enhanced local green spaces alongside new growth: The Connect with Nature project in the Newton Abbot and Kingsteignton Garden Community will create new habitats, provide outdoor play and improve carbon storage. We also have ambitious plans for improving our Valley Parks in Exeter, including at Northbrook, for both people and wildlife and through the 'Connecting the river Culm' project we are tackling the river catchments challenges of flooding, drought, water quality, declining biodiversity and poor access for local residents.

## Clyst Valley Regional Park

The ambition for Clyst Valley Regional Park (CVRP) is to create the best regional park in the world. Our 25-year masterplan for the park proposes to restore nature and historic buildings, create new multi-use public trails including the regionally important Clyst Valley Trail, increase the size of the park and improve water quality. We have recently purchased 10HA land to unlock growth and deliver future SANG. It now needs the support of developers, landowners, statutory agencies and the public to deliver future projects. The plans for the CVRP are testament to our commitment to enable growth through a landscape-led approach and ensure early investment and delivery of nature assets to support new and existing communities.

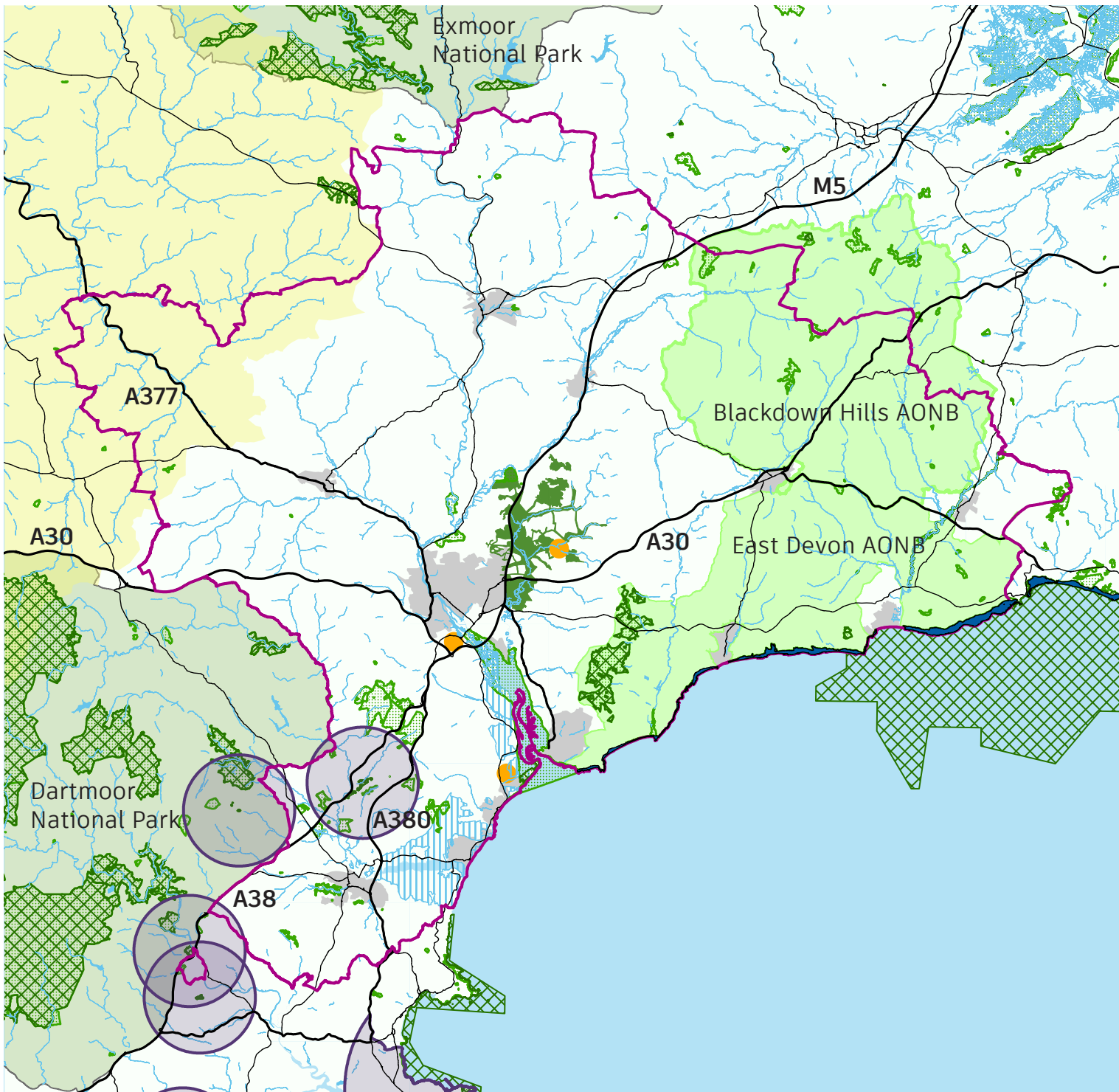
The Great Trees in the Clyst Valley project has provided

 **2200** new trees  
and **2** new orchards 

**2338 HA**





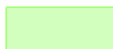
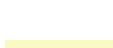
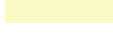







 Almost the same size as Exeter





# Nature Plan

## Legend

-  The Area
-  Water Areas and Rivers
-  Major settlements
-  National Parks
-  Area of Outstanding Natural Beauty (AONB)
-  North Devon Biosphere Reserve
-  Special Areas of Conservation (SAC)
-  Special Protection Areas (SPA)
-  Sites of Special Scientific Interest (SSSI)
-  South Hams SAC Sustenance Zones
-  Suitable Alternative Natural Greenspace (SANG)
-  Clyst Valley Regional Park
-  Jurassic Coast World Heritage Site
-  Undeveloped Coast



# Connectivity





# Connectivity



**We will create a joined up high-quality physical and digital network which reduces the need to travel and makes walking, cycling, public transport, low carbon and shared mobility the preferred choice for most journeys.**

Covering 2,200 square kilometres of city, towns, villages, coast and countryside our area is large and diverse yet it functions as a single economic area. This is not least demonstrated by Exeter's large Travel to Work Area, the 2nd largest in the country with 37,000 daily commuters. Our area is already connected by rail, road and active travel routes but to fully realise our areas potential we need to create a high-quality and net-zero carbon, physical and digital network which seamlessly and efficiently connects our whole area. This strategic connectivity is crucial for the economic success of the area.

We are committed to delivering a step-change in physical and digital connectivity to significantly reduce our dependency on private cars and high-carbon transport, whilst also improving people's health and wellbeing. We will develop plans and seek investment to:

- Reduce the need to travel by co-locating homes, jobs and local services, whilst also planning and investing in high-speed and reliable digital infrastructure. This will support more self-sufficient neighbourhoods where people can access most of their daily needs close to home.
- Support and prioritise active travel. This will be enabled by creating mixed-use neighbourhoods and locating growth where high levels of active travel can be achieved. We will deliver local and long-distance walking and cycling routes and join these routes with public and shared transport to broaden their reach.
- Work with our partners to plan and invest in improved public transport and shared mobility through new stations, more frequent, reliable services, simpler ticketing and technical innovation.
- Plan and invest in highway enhancements which support improved road safety and result in overall reduction in car use. We will support delivery of infrastructure for electric vehicles to enable low carbon mobility in urban and rural areas.





## What we are doing

We have an ambitious transport strategy for the 'Exeter travel to work' area:

- Within Exeter, active travel and public transport will be the main modes of travel, enabled through low traffic neighbourhoods and active travel priority routes which are well-connected with public transport.
- Longer distance multi-use trails will enable people in nearby towns and villages to cycle to Exeter and better public transport will reduce the need to use private cars.
- Park and Ride/Change and mobility hub facilities on all major transport corridors, alongside EV charging infrastructure, will allow people from lower density areas to travel more sustainably.

We are already well underway with our 'Cycling and Multi-use Trail Network Strategy' to deliver long distance trails between settlements. The Exe Estuary Trail is nearly complete, public consultation has been undertaken for the Clyst Valley Trail and work is underway to deliver the remaining sections of the Teign Estuary Trail. We have recently completed Local Cycling and Walking Infrastructure Plans (LCWIP's) for both Exeter and the Newton Abbot and Kingsteignton Garden Community to support local journeys in two of our largest urban areas. We are also working on LCWIP's for the West of East Devon, Tiverton and Cullompton.



We are working with partners on the Devon Metro project to improve connectivity with major steps achieved in the last few years: Marsh Barton station opened in July 2023 giving train access to a large employment area and future mixed-use development. Plans to re-open the Cullompton Train Station are well progressed to serve Cullompton as well as the proposed Culm Garden Village. And we are developing a business case for delivering more frequent services between Exeter and the main towns to the east, which will support significant growth along this corridor.

Alongside rail we have secured significant capital funding to deliver a Bus Service Improvement Plan to improve bus priority and more reliable journey times on key corridors in Exeter. Our strategic bus routes, such as Plymouth to Bristol along the M5 are important to connect communities, jobs and services outside the rail network.

To tackle poor digital connectivity in rural areas we are partners in the 'Connecting Devon and Somerset' program to deliver full fibre broadband and in our new local plans we will require digital connectivity to be considered an essential utility in new development.

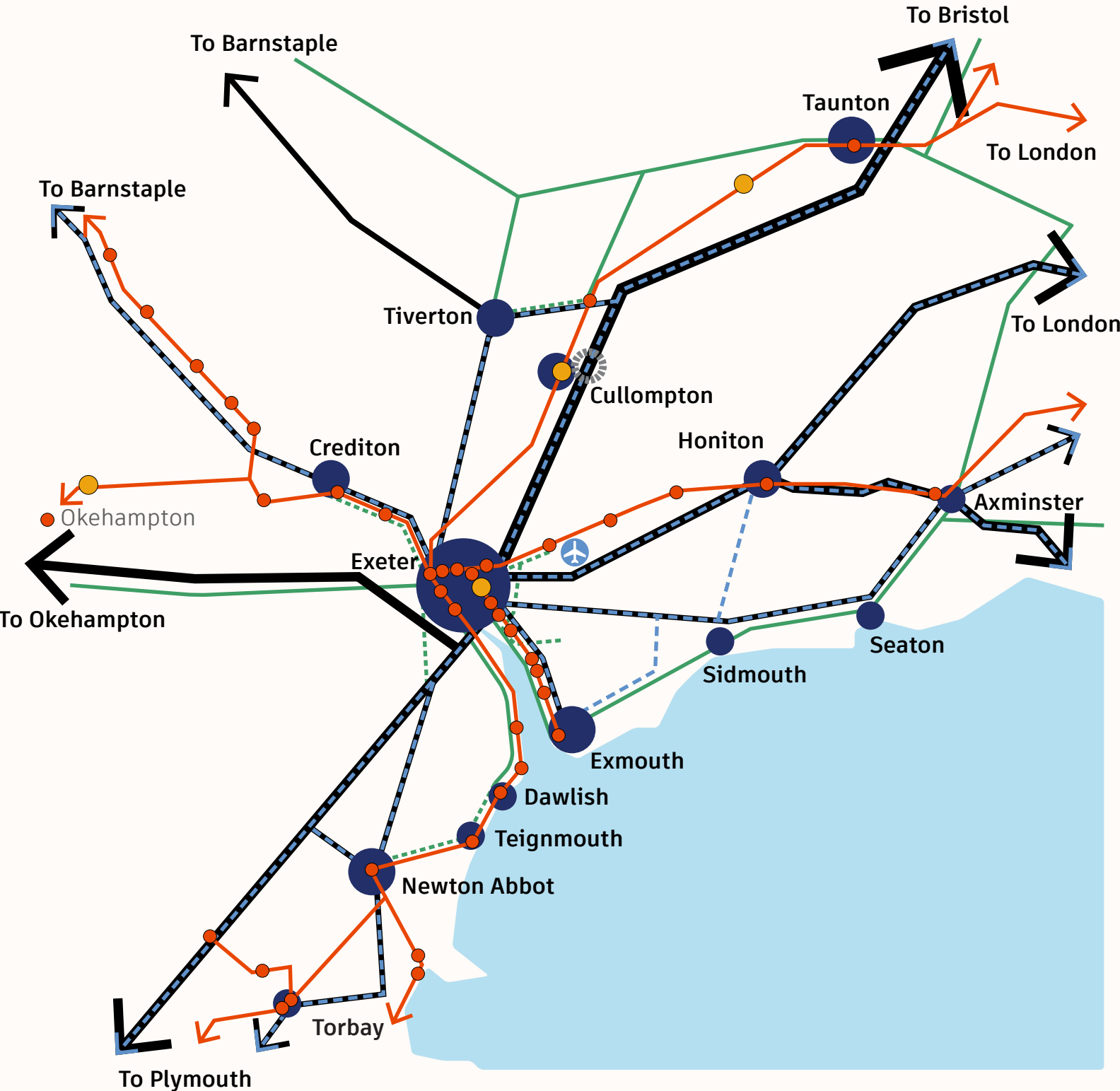
### Exe Estuary Trail

The Exe Estuary Trail has been a huge success for the area connecting homes, jobs, neighbourhood centres and recreation on both sides of the estuary. The trail links up with the bus, train and ferry network enabling car-free travel around the whole Exe Estuary. It is a unique demonstration of what prioritising active travel and creating routes for all users means on the ground. There is an opportunity to expand this network through the construction of the Teign Estuary Trail from Dawlish to Newton Abbot.

# Connectivity Plan

## Legend

- Existing Multi Use Trail
  - Aspirational Multi Use Trail
  - Major Roads
  - Proposed improvements to road junction
  - Railway
- Devon Metro:
- Existing train stations
  - Planned train stations
  - Main bus routes
  - Major settlements





# Making it happen

Our spatial vision and shared coordinates create a strong common purpose and a united direction of travel for our area. They will ensure we make consistent decisions on which strategic projects we prioritise and what we seek funding and investment for.

We know that individual sites and infrastructure projects can't be designed and delivered in isolation. To ensure delivery, we will capitalise on our strong partnership and collaboration with local, national, and regional bodies such as the Environment Agency, Natural England, Homes England, Active Travel England and National Highways. Together we will be guided by our shared coordinates at all stages from concept to planning to implementation. Although each local authority area will develop its own Local Plan, they will do so within the framework set by our spatial vision and shared coordinates. In this way we ensure that local action delivers the key outcomes that will keep our whole area strong, successful, and attractive to investment alongside meeting local needs.

We will continue our strong track record of collaborating across our local authority boundaries because we know this is the best way of delivering successful outcomes. We will do this with both formal and informal partnerships including local, regional and national partners when suitable. To address our shared planning and delivery challenges we will explore a set of actions including:

- Compiling a list of strategic infrastructure proposals to support our shared coordinates which we will seek funding and investment for. A list is included as an appendix to this document, however this list will be updated regularly as new opportunities get identified.
- Focused delivery of our Net Zero target including engaging with utility companies
- Securing financial contributions to support our Shared Coordinates
- Deciding the most optimum delivery vehicle for accelerating growth and ensuring quality of place
- Implementing cross boundary infrastructure strategies
- Cooperating on emerging Local Plans, particularly proposals for large scale new housing developments
- Delivering Habitat Mitigation and Nature Recovery Strategies once these are finalised.
- Investigating a City Development Fund at Exeter City Council, an innovative way of leveraging in additional infrastructure funding and recycling.



# Infrastructure delivery list

The successful implementation of development plans that have informed the Joint Strategy, and delivery of planned new homes, jobs, services, transport and other development across Exeter City, Teignbridge, East and Mid Devon will be dependent on funding and investment in infrastructure improvements. The following high-level strategic infrastructure matters that have cross boundary significance have been identified, where Local Planning Authorities will continue to work in partnership and with Government agencies, transport and utilities providers to secure funding and investment. This list can be updated and more detail included in each Council's respective Infrastructure Funding Statements and Infrastructure Delivery Plans:

- Suitable Alternative Natural Greenspace (SANG) and nature recovery network provision.
- Strategic waste water and water supply improvements.
- Strategic energy grid improvements for import, export and distribution.
- District heating investments and renewable energy projects.
- Education improvements-primary, secondary, further, higher and special educational needs.
- Strategic healthcare provision.
- New railway stations and line improvements.
- Strategic active travel routes and trails.
- Multi-modal Exeter transport package.
- Improvements to the Strategic Road Network





