

Infrastructure Delivery Plan

To accompany the Exeter Plan:
Submission

Version 3

September 2025



1 Introduction

- 1.1. Part of the work to consider the delivery of the Exeter Plan is to identify the associated infrastructure needs of the city until 2042. The infrastructure delivery plan (IDP) is part of this evidence.
- 1.2. The IDP is considered to be a living document and will support the Exeter Plan. It will also inform infrastructure delivery outside the plan-making process.
- 1.3. This third version of the IDP follows two previous versions which supported the Full Draft Exeter Plan and Publication Plan and which were available for previous consultations.
- 1.4. This version of the IDP has been compiled based on discussions with various departments at the City Council together with key stakeholders who have important responsibilities for a host of infrastructure types. This reflects that the City Council itself is responsible for only certain infrastructure projects. In addition to the City Council, the following stakeholders have fed into this version of the IDP through direct discussions or engagement in the wider plan-making process:
 - Devon County Council (as Local Transport Authority, Local Education Authority, Minerals and Waste Planning Authority, Lead Local Flood Authority and Council responsible for various adult and young people's services);
 - NHS;
 - National Grid;
 - South West Water; and
 - Environment Agency; and
 - Police.
- 1.5. This version of the IDP also takes into consideration the consultation responses provided during previous public consultations.
- 1.6. Going forward, this work will inform discussions regarding infrastructure funding and investments, helping to ensure a close alignment between key infrastructure providers in the area. The infrastructure schedule identifies a total infrastructure cost of approximately £500million for all infrastructure projects up to 2042. These projects will be funded by a number of sources from a wide range of providers. This will go far beyond Section 106 and the Community Infrastructure Levy (CIL).

2 Infrastructure classification

2.1. Each of the infrastructure projects have been given a classification. A brief definition of the ratings is included below, with a focus on the relationship between development and infrastructure.

- **Critical:** The highest rating of infrastructure requirement. Development (on an individual basis or cumulatively) will need to be supported by these projects delivered according to the estimated delivery period. Given the significance, there are a small number of projects with this classification.
- **Important:** Infrastructure which is important in mitigating development impact either individually or cumulatively.
- **Desirable:** Infrastructure which is desirable to improve the quality of development.
- **Strategic:** These projects are required to support the strategic needs of the city and are not specifically related to development requirements (any more than this infrastructure would support existing development). There may be some cross-over between strategic projects which are also related to development.

Project name and brief description	Infrastructure theme	Classification (related to development)	Estimated project cost	Delivery partners	Potential funding sources	Estimated delivery period
Habitat Regulations Assessment mitigation (Suitable Alternative Natural Greenspace provision and SAMM) delivered through updated South East Devon Habitat Mitigation Strategy	Green infrastructure	A. Critical	TBC	ECC, TDC, EDDC, DCC, Natural England, Environment Agency, developers	S106 / CIL, on-site provision	2022-2042
A package of strategic, multi-modal transport measures relating to background growth and development across the sub-region. To be confirmed from the emerging Greater Exeter Transport Study.	Transport - multi modal	D. Strategic	TBC	ECC, TDC, EDDC, DCC, National Highways	DCC/LTP, LTB, DfT, development	2022-2042+
Ide roundabout junction improvements/corridor improvements including widening of the A377 between Ide roundabout and the junction of Alphington Road and Church Road: Linked to wider sub-regional development	Transport - Highways	D. Strategic	TBC	ECC, DCC, Teignbridge District Council, developers	S106, DCC/LTP, development in other LA areas, DfT	2027-2042
A379 Exeter outer ring road project: Highway and structures improvements including series of River Exe bridges	Transport - Highways	D. Strategic	£31,000,000	ECC, DCC, National Highways, LTB, DfT	DCC/LTP, LTB, DfT	2027-2037
New rail station at Monkerton/Hill Barton	Transport - Public transport	B. Important	£15,000,000	ECC, DCC, Network Rail, train operating company, developers	S106, DCC/LTP, Network Rail	2027-2042
Service enhancements on the rail network to achieve 30 minute frequencies as per the Devon Metro project, including 15 minute frequency between St Davids and Digby and Sowton.	Transport - Public transport	B. Important	£50,000,000	ECC, DCC, Network Rai, train operating company	S106, DCC/LTP, Network Rail, train operating company	2027-2042

Access improvements to rail stations in Exeter, including St Thomas, St James Park and Polsloe Bridge	Transport - Public transport	C. Desirable	£10,000,000	ECC, DCC, Network Rail	S106, DCC/LTP, Network Rail, DfT	2027-2042
Improved bus services and zero emission vehicles to serve development sites and key residential and employment sites	Transport - Public transport	B. Important	£5,000,000	ECC, DCC, bus companies, DfT, developers	S106, DCC/LTP, bus companies	2027-2042
A series of Park and change/mobility hubs for key corridors into the city and key development sites, including: A30/Honiton road, A376/A3052/Sidmouth Road, Pinhoe Road, Cowley Bridge Road, West Exeter/Alphington Road, Bridge Road/Matford and strategic brownfield allocations	Transport - Public transport	B. Important	£15,000,000	ECC, DCC, EDDC, TDC, bus companies, DfT, developers	CIL / S106, DCC/LTP, development in other LA areas, bus companies, DfT	2027-2037
A new shared mobility scheme/schemes providing car share and e-bike hire	Transport - shared mobility	C. Desirable	TBC	ECC, DCC, provider, developers	CIL / S106, DCC/LTP, DfT	2027-2042
Improved city coach interchange facilities	Transport - Highways	D. Strategic	£200,000	ECC, DCC, bus companies, DfT	CIL / S106, DCC/LTP, bus companies, DfT	2027-2042
Bus Service Improvement Plan central corridor (Heavitree Road) enhancement project	Transport - Public transport	B. Important	£1,000,000	ECC, DCC, Stagecoach, developers	S106, DCC/LTP, bus companies, DfT	2022-2027
Bus Service Improvement Plan Western Corridor (Cowick Street) enhancement project. Complete	Transport - Public transport	B. Important	£0	ECC, DCC, Stagecoach	N/A	Complete
Bus Service Improvement Plan central/ New North Road corridor enhancement project. Complete	Transport - Public transport	B. Important	£0	ECC, DCC, Stagecoach	N/A	Complete
Bus Service Improvement Plan eastern Corridor (Pinhoe Road to City centre) Bus Lane and Signals upgrade	Transport - Public transport	B. Important	£560,000.00	ECC, DCC, Stagecoach, developers	S106, DCC/LTP, bus companies, DfT	2022-2027

Strategic long distance trails (beyond Exeter): Staged delivery of Clyst Valley Trail, Boniface Trail, Exe Estuary Trail, Cranbrook to Mosshayne (East Devon) walking and cycling route and exploring the creation of green lanes on the edge of Exeter.	Transport - Active travel	D. Strategic	£40,000,000	ECC, DCC, EDDC, TDC, MDDC, Active Travel England	DCC/LTP, Active Travel England, DfT	2027-2042
Exeter Local Cycling and Walking Infrastructure Plan: Exeter Local Cycling and Walking Infrastructure Plan: Initial 5 Year Plan Routes (E3, E4, E6, E9, E12) including Mallison bridge	Transport - Active travel	B. Important	£20,000,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2027-2037
Exeter Local Cycling and Walking Infrastructure Plan: Improvements to existing routes (E1, E10, E16, E17)	Transport - Active travel	B. Important	£10,000,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2027-2037
Exeter Local Cycling and Walking Infrastructure Plan: Proposed new cycling routes between key residential, employment and leisure destinations across the city (E5, E7, E8, E13, E14, E15, E18, E19, E20, E21, E22)	Transport - Active travel	B. Important	£24,000,000	ECC, DCC, EDDC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2032-2042
Exeter Local Cycling and Walking Infrastructure Plan: 5 proposed walking routes to improve the safety, ease and attractiveness of walking within and across Exeter city centre: Routes W1 (including replacement Mallison Bridge), W2, W3, W4 and W5	Transport - Active travel	C. Desirable	£5,000,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2027-2037
Water Lane travel package (active travel, bus, shared mobility) as referred to in the adopted Water Lane SPD including Tan Lane railway arch bus and pedestrian	Transport - Active travel	B. Important	TBC	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2027-2032

route and Water Lane railway underbridge improvement for active travel						
Additional pedestrian and cycle bridge over the canal linking Water Lane and Riverside Valley Park. Potential for this to be considered as part of the emergency access and egress scheme for Water Lane	Transport - Active travel	B. Important	£5,000,000	ECC, DCC, Active Travel England, DfT, developers	S106 / CIL, DCC/LTP, Active Travel England, EA (if considered part of emergency access/egress route)	2027-2037
Improved cycle and pedestrian crossings of Western Way, radial routes and key junctions including former Exeter bypass, Exe Bridges, Paris Street roundabout, and Sidwell Street/Blackboy Road roundabout.	Transport - Active travel	B. Important	£2,000,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2027-2042
Local highway enhancements on A377 and level crossing at St David's	Transport - Highways	D. Strategic	£2,000,000	ECC, DCC, Network Rail, developers	S106, DCC/LTP, Network Rail	2022-2037
Local highway enhancements at junctions with A377 related to Water Lane proposals: Including Haven Road/A377 and Willeys Avenue/A377	Transport - Highways	A. Critical	£1,000,000	ECC, DCC, developers	S106	2027-2032
South Gate highways reconfiguration including public realm improvements	Transport - Highways	A. Critical	£4,000,000	ECC, DCC, developers	S106 / CIL, DCC/LTP, on-site provision	2027-2037
East Gate pedestrian and public realm improvements	Transport - Active travel	B. Important	£500,000	ECC, DCC, developers	S106 / CIL, DCC/LTP, Active Travel England	2027-2037
A package of multi-modal transport measures relating to development in the Topsham area (development in both Exeter and emerging East	Transport - multi-modal	B. Important	TBC	ECC, EDDC, DCC, developers	S106 / CIL, DCC/LTP	2027-2037

Devon allocation at Land North of Topsham): Active travel, bus services, mobility hub, local traffic management, active travel crossings of railway and M5, potential road between Sandy Park and Old Rydon Lane						
Public realm improvement scheme at Exeter St David's Station forecourt. Strategic function linked to Red Cow allocation	Public realm	A. Critical	£1,000,000	ECC, DCC, Network Rail, developers	S106 / CIL, DCC, on-site provision	2027-2037
Pedestrian cycle access between Newbury car breakers site and roundabout	Transport - Active travel	A. Critical	TBC	ECC, DCC, developers	S106	2027-2032
South Street public realm enhancement project	Public realm	C. Desirable	TBC	ECC, DCC	S106 / CIL, DCC, DfT, Active Travel England	2027-2042
City centre public realm enhancements: South Street/ Market Street; Western Way; Paris Street, Sidwell Steet, Summerland Street, Barnfield Road	Public realm	C. Desirable	£2,000,000	ECC, DCC, developers	S106 / CIL, DCC, DfT, Active Travel England	2027-2042
Public realm, open space and interpretation provision around the medieval bridge and city walls	Public realm	C. Desirable	TBC	ECC, Historic England, developers	S106 / CIL, Historic England	2027-2042
Sport England Local Delivery Pilot transport infrastructure (including Newtown)	Transport - Active travel	C. Desirable	£400,000	ECC, DCC, developers	S106 / CIL, Sport England	2022-2032
Electricity generation and EV charging at Park and Ride/Change sites and delivery of on street electric vehicle charging facilities - related to Devon Electric Vehicle Charging Strategy	Transport - Highways	D. Strategic	TBC	ECC, DCC, developers, DfT	S106 / CIL, DCC/LTP, DfT	2022-2027

Exeter Cycle parking: Improved cycle parking across Exeter	Transport - Active travel	D. Strategic	£100,000	DCC, ECC, developers	S106 / CIL, ECC, DCC/LTP	2027-2042
New primary school and nursery provision at Water Lane: Capacity for 420 pupils. School provision to comply with Department for Education Area guidelines for mainstream schools: Building Bulletin 103, or any successor document, in the context of site constraints. Communal space and office as a children's centre service delivery base. Cost based on £20,305 primary new build rate per pupil (2021). Costs subject to indexation, not including land.	Education - primary	B. Important	£8,500,000	ECC, DCC, developers	S106, DCC	2032-2037
Second new primary school with capacity for 420 pupils. Second new primary school provision to comply with Department for Education Area guidelines for mainstream schools: Building Bulletin 103, or any successor document, in the context of site constraints. Communal space and office as a children's centre service delivery base. Site to be confirmed. Cost based on £20,305 primary new build rate per pupil (2021). Costs subject to indexation. The cost of land may be additional and related contributions may be sought.	Education - primary	B. Important	£8,500,000	ECC, DCC, other LPAs, developers	S106, DCC	2037-2042
Further additional primary provision: 210 place expansion of an existing primary school site. Cost based on a primary expansion	Education - primary	B. Important	£3,600,000	ECC, DCC, other LPAs, developers	S106, DCC	2032-2042

rate of £17,097 per pupil (2021). Costs subject to indexation.						
City-wide secondary school provision at a cost of £23,540 per pupil at secondary expansion rate (2021 rates). 1200 places required over plan period. Costs subject to indexation. The cost of land may be additional and related contributions may be sought.	Education - secondary	B. Important	£28,250,000	ECC, DCC, developers	S106, DCC	2032-2042
New Early Years provision at Water Lane primary school. Costs subject to indexation.	Education - early years	B. Important	£450,000	ECC, DCC, developers	S106, DCC	2032-2042
New early years provision at second new primary school and extended primary school (s). Early Years cost based on £250 x 9000 family-type dwellings (2021). Costs subject to indexation. The cost of land may be additional and related contributions may be sought.	Education - early years	B. Important	£2,250,000	ECC, DCC, developers	S106, DCC	2032-2042
Special School Provision: Provision likely to be made both within and outside of the city administrative boundary to accommodate Exeter and subregional development. Costs subject to indexation. The cost of land may be additional and related contributions may be sought.	Education - special	B. Important	£6,900,000	ECC, DCC, developers	S106, DCC	2032-2042
Additional further-education provision	Education	D. Strategic	TBC	ECC, DCC, Exeter College, other providers	Exeter College, DfE	2027-2042
Enhancements to materials reclamation facility	Waste management	D. Strategic	£8,000,000	ECC	CIL, ECC	2022-2032

Harbour master and water sports infrastructure provision	Community facilities	C. Desirable	TBC	ECC, Exeter Canal and Quay Trust, developers	S106 , ECC	2032-2037
Boat storage infrastructure at Water Lane	Community facilities	C. Desirable	TBC	ECC, DCC, Exeter Canal and Quay Trust, developers	S106 , ECC	2027-2037
Primary healthcare: Additional capacity at various practices	Healthcare	B. Important	£8,000,000	ECC, DCC, NHS, developers	S106, NHS	2022-2042
Water Lane: Primary care provision: Either expansion of current surgeries (preferred option) or new GP surgery at Water Lane	Healthcare	B. Important	TBC	ECC, DCC, NHS, developers	S106, NHS	2027-2042
Health visitor base to travel, storage and meeting/consultation spaces within surgeries of community buildings	Healthcare	C. Desirable	TBC	ECC, DCC, NHS, developers	S106 , NHS, DCC	2026-2031
Surgical Hub	Healthcare	D. Strategic	£25,000,000	ECC, DCC, RDUH, healthcare estate contractors, NHS England	NHS	2027-2032
Community Diagnostic Centre	Healthcare	D. Strategic	£25,000,000	ECC, DCC, RDUH, healthcare estate contractors, NHS England	NHS	2027-2032
Strategic improvements to hospital facilities in Exeter	Healthcare	D. Strategic	TBC	ECC, DCC, RDUH, healthcare estate contractors, NHS England	NHS and TBC	2027-2042+
A 70 unit extra care housing scheme at Water Lane	Healthcare	C. Desirable	TBC	ECC, DCC, Homes England, providers, developers	S106, DCC, RP, Homes England	2027-2037
A second 70 unit extra care housing scheme at Clifton Hill	Healthcare	C. Desirable	TBC	ECC, DCC, Homes England, providers, developers	S106, DCC, RP, Homes England	2027-2037

Safe access and egress route for Water Lane including crossings/crossing improvements of the canal and the River Exe	Flood risk management	A. Critical	£30,000,000	ECC, DCC, EA, developers	S106 / CIL, EA, DCC (if related to potential active travel), on-site provision	2037-2042
Safe access and egress route for Red Cow	Flood risk management	A. Critical	TBC	ECC, DCC, EA, developers	S106 / CIL, EA, DCC (if related to potential active travel), on-site provision	2037-2042
Safe access and egress route for Exe Bridges Retail Park	Flood risk management	A. Critical	TBC	ECC, DCC, EA, developers	S106 / CIL, EA, DCC (if related to potential active travel), on-site provision	2037-2042
Upgrade to Countess Wear sewage treatment works to serve wider area	Utilities	A. Critical	£15,000,000	ECC, South West Water	SWW	2027-2032
Additional sewage treatment works east of Exeter (outside of the city administrative area) in East Devon to serve wider area	Utilities	A. Critical	£20,000,000	ECC, EDDC, South West Water	SWW	2032-2037
Exeter main grid supply point: 132kv reinforcements	Utilities	A. Critical	£10,000,000	ECC, National Grid	National Grid	2027-2032
New bulk supply point: 132 to 33kv east of Exeter (outside of the city) in East Devon.	Utilities	A. Critical	£39,000,000	ECC, National Grid	National Grid	2027-2032
New primary substation (outside of the city) at Peamore in Teignbridge	Utilities	A. Critical	£8,000,000	ECC, National Grid	National Grid	2027-2032
City district heating network	Utilities	D. Strategic	TBC	ECC, utilities, developers	S106 / CIL, utility providers, Government	2027-2042+
Additional cemetery provision - either additional capacity, extension or new site	Community facilities	D. Strategic	TBC	ECC, developers	S106 / CIL, ECC	2032-2037

Improvements to the Green Circle: On-route and access improvements	Green infrastructure, parks and open space	D. Strategic	TBC	ECC, developers	S106 / CIL, ECC	2027-2042
Creation of Northbrook Valley Park (including arboretum) - open space linking Riverside and Ludwell Valley Park	Green infrastructure, parks and open space	D. Strategic	£300,000	ECC, Devon Wildlife Trust, developers	S106 / CIL, ECC, Devon Wildlife Trust	2027-2032
Expansion of Mincinglake Valley Park	Green infrastructure, parks and open space	D. Strategic	TBC	ECC, Devon Wildlife Trust, developers	S106	2027-2032
Creation of new Whitycombe Valley Park	Green infrastructure, parks and open space	D. Strategic	TBC	ECC, Devon Wildlife Trust, developers	S106 / CIL, ECC, Devon Wildlife Trust	2027-2042
Creation of new area of Valley Park as part of Clyst Valley Regional Park	Green infrastructure, parks and open space	D. Strategic	TBC	ECC, Devon Wildlife Trust, developers	S106 / CIL, ECC, Devon Wildlife Trust	2027-2042
Improvements to St Thomas and Heavitree splash parks	Green infrastructure, parks and open space	C. Desirable	£500,000	ECC	CIL, ECC	2022-2027
City-wide play area improvements	Green infrastructure, parks and open space	B. Important	£775,000	ECC	S106 / CIL	2027-2032
Additional allotments including potential at Shillingford Road	Green infrastructure, parks and open space	C. Desirable	TBC	ECC	S106, ECC	2027-2042
Parks and open space ECC depot relocation (from Belle Isle)	Green infrastructure, parks and open space	D. Strategic	£2,000,000	ECC	S106 / CIL, ECC	2027-2037

Wonford community wellbeing hub	Sport and leisure	D. Strategic	£5,600,000	ECC, Sport England, Active Travel England, NHS	S106 / CIL, ECC, Sport England, Active Travel England	2027-2032
Community Sports Village (Exeter Arena and Isca Centre site)	Sport and leisure	D. Strategic	TBC	ECC, Sport England, Active Travel England	S106 / CIL, ECC, Sport England, Active Travel England	2032-2042
King George V Playing Fields: Community sports hub	Sport and leisure	D. Strategic	TBC	ECC, Sport England, Football Foundation, Exeter City Community Trust	S106 / CIL, ECC, Sport England, Football Foundation, Active Travel England	2027-2037
Bromhams Farm (Water Lane): Community Sport Hub	Sport and leisure	D. Strategic	TBC	ECC, DCC, EA, Sport England, developers	S106 / CIL, ECC, Sport England	2032-2042
Flowerpots 3G pitch and sports pavilion	Sport and leisure	D. Strategic	TBC	ECC, Exeter College, Sport England	Exeter College	Complete
Riverside Leisure Centre: Roof replacement	Sport and leisure	D. Strategic	TBC	ECC, Sport England	ECC	2027-2032
Playing pitch provision as per the playing pitch strategy	Sport and leisure	B. Important	TBC	ECC, Sport England, sports governing bodies	S106 / CIL, ECC	2027-2042
Pinhoe community hub: Community building	Community facilities	B. Important	£2,000,000	ECC, Pinhoe Community Hub Trustees, NHS	S106 / CIL, ECC	2027-2032
Community building at Water Lane: Community building with flexible space for uses including library, youth, children and adult services and community uses	Community facilities	B. Important	£1,500,000	ECC, DCC, community group	S106 / CIL, DCC	2027-2037

Improvements to city cultural and entertainment venues.	Culture	D. Strategic	TBC	ECC, Arts Council	S106 / CIL, ECC, Arts Council, National Lottery	2032-2042+
Improvements to strategic police infrastructure	Emergency services	D. Strategic	TBC	ECC, Devon and Cornwall Police	Devon and Cornwall Police	2032-2042

NB: Education:

- School provision shall comply with Department for Education Area guidelines for mainstream schools: building bulleting 103, or any successor document, in the context of site constraints and context of higher density development;
- Costs do not include land; and
- Costs are 2021 base and should be indexed.