

Infrastructure Delivery Plan

To accompany the Exeter Plan:
Publication Plan - Regulation 19

Version 2

December 2024



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 across the plan period to 2041. 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 second version of the IDP follows an initial version which supported the Full Draft Exeter Plan and was available for consultation between October 2023 and January 2024.
- 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 the previous public consultation.
- 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 £480million for all infrastructure projects up to 2041. 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 (detail TBC). Funding could also include scheme development	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	2021-2041
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	2026-2036
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	2026-2041
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 Rail, train operating company	S106, DCC/LTP, Network Rail, train operating company	2026-2041
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	2026-2041
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	2026-2041
A series of Park and Ride/mobility hubs for key corridors into the city and key development sites, including: A30/Honiton road, A376/A3052/Sidmouth Road, Pinhoe	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	2026-2036

Road, Cowley Bridge Road, West Exeter/Alphington Road, Bridge Road/Matford and strategic brownfield allocations						
A new shared mobility scheme/schemes providing car share and e-bike hire	Transport - shared mobility	B. Important	TBC	ECC, DCC, provider, developers	CIL / S106, DCC/LTP, DfT	2026-2041
Improved city coach interchange facilities	Transport - Highways	D. Strategic	£200,000	ECC, DCC, bus companies, DfT	CIL / S106, DCC/LTP, bus companies, DfT	2026-2041
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	2021-2026
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	2021-2026
Bus services: Water Lane	Transport - Public transport	B. Important	TBC	ECC, DCC, Stagecoach, developers	S106, DCC/LTP, bus companies, DfT	2026-2036
Strategic long distance trails (beyond Exeter): Staged delivery of Clyst Valley Trail, Boniface Trail, Exe Estuary Trail, Cranbrook to Mosshayne (East Devon)	Transport - Active travel	D. Strategic	£40,000,000	ECC, DCC, EDDC, TDC, MDDC, Active Travel England	DCC/LTP, Active Travel England, DfT	2026-2041
Exeter Local Cycling and Walking Infrastructure Plan: Top ten ranking schemes: E9, E3, E1, E15, E6, E14 (including replacement Mallison Bridge), E4, E7, E12, E20 (E3, E4, E9, E12 - prioritised by DCC in first five years of LCWIP)	Transport - Active travel	B. Important	£30,775,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2036

Exeter Local Cycling and Walking Infrastructure Plan: Other routes linking to allocations: E13, E18, E19, E21, E22	Transport - Active travel	B. Important	£7,200,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2036
Exeter Local Cycling and Walking Infrastructure Plan: Remaining schemes: E5, E8, E10, E16, E17	Transport - Active travel	C. Desirable	£16,150,000	ECC, DCC, EDDC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2031-2041
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	B. Important	£5,000,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2036
Water Lane active travel package	Transport - Active travel	B. Important	TBC	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2031
Tan Lane railway arch: Bus and pedestrian and cycle access related to Water Lane	Transport - Active travel	B. Important	£500,000	ECC, DCC, Active Travel England, DfT, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2031
Water Lane railway line underbridge improvement for active travel related to Water Lane	Transport - Active travel	B. Important	£100,000	ECC, DCC, Active Travel England, DfT, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2036
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 - TBC	Transport - Active travel	B. Important	TBC	ECC, DCC, Active Travel England, DfT, developers	S106 / CIL, DCC/LTP, Active Travel England, EA (if considered part of emergency access/egress route)	2026-2036
Pedestrian cycle access between Newbury car breakers site and roundabout	Transport - Active travel	A. Critical	TBC	ECC, DCC, developers	S106	2026-2031
A series of pedestrian and cycle crossings of Western Way, radial routes and key junctions including former Exeter bypass, Exe Bridges,	Transport - Active travel	B. Important	£2,000,000	ECC, DCC, Active Travel England, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2041

Paris Street roundabout, and Sidwell Street/Blackboy Road roundabout.						
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	2021-2036
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	2026-2031
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	2026-2036
East Gate pedestrian and public realm improvements including additional crossing of Cheeke Street	Transport - Active travel	B. Important	£500,000	ECC, DCC, developers	S106 / CIL, DCC/LTP, Active Travel England	2026-2036
Ide roundabout junction improvements/corridor improvements: 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	2026-2041
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	2026-2036
South Street public realm enhancement project	Public realm	C. Desirable	£15,000,000	ECC, DCC	S106 / CIL, DCC, DfT, Active Travel England	2026-2041
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	2026-2041
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	2026-2041
Sport England Local Delivery Pilot transport infrastructure (including Newtown)	Transport - Active travel	C. Desirable	£400,000	ECC, DCC, developers	S106 / CIL, Sport England	2021-2031

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	2021-2026
Exeter Cycle parking: Improved cycle parking across Exeter	Transport - Active travel	D. Strategic	£100,000	DCC, ECC, developers	S106 / CIL, ECC, DCC/LTP	2026-2041
New primary school at Water Lane: Capacity for 420 pupils. Communal space and office as a children's centre service delivery base.	Education - primary	B. Important	£8,500,000	ECC, DCC, ESFA, developers	S106, DCC, DfE	2031-2041
Further additional primary provision: New primary school with capacity for 420 pupils. Communal space and office as a children's centre service delivery base. Site to be confirmed.	Education - primary	B. Important	£12,100,000	ECC, DCC, other LPAs, ESFA, developers	S106, DCC, DfE	2031-2041
City-wide secondary school provision (1200 places required over plan period): Expansion of existing schools	Education - secondary	B. Important	£28,200,000	ECC, DCC, ESFA, developers	S106, DCC, DfE	2031-2041
New early years provision at new and extended primary schools	Education - early years	B. Important	£2,250,000	ECC, DCC, ESFA, developers	S106, DCC, DfE	2031-2041
Special School Provision: Provision likely to be made outside of the city administrative boundary to accommodate Exeter and subregional development	Education - special	B. Important	£6,900,000	ECC, DCC, ESFA, developers	S106, DCC, DfE	2031-2041
Additional further-education provision	Education	D. Strategic	TBC	ECC, DCC, Exeter College, other providers	Exeter College, DfE	2026-2041
Enhancements to materials reclamation facility	Waste management	D. Strategic	£8,000,000	ECC	CIL, ECC	2021-2031
Harbour master and water sports infrastructure provision	Community facilities	C. Desirable	TBC	ECC, Exeter Canal and Quay Trust, developers	S106, ECC	2026-2036

Boat storage infrastructure at Water Lane	Community facilities	C. Desirable	TBC	ECC, DCC, Exeter Canal and Quay Trust, developers	S106, ECC	2026-2036
Primary healthcare: Additional capacity at various practices	Healthcare	B. Important	£8,000,000	ECC, DCC, NHS, developers	S106, NHS	2021-2041
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	2026-2041
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	2026-2031
Community Diagnostic Centre	Healthcare	D. Strategic	£25,000,000	ECC, DCC, RDUH, healthcare estate contractors, NHS England	NHS	2026-2031
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	2026-2036
A second 70 unit extra care housing scheme on a site to be confirmed	Healthcare	C. Desirable	TBC	ECC, DCC, Homes England, providers, developers	S106, DCC, RP, Homes England	2036-2041
Site of 6 gypsy and traveller pitches	Community facilities	B. Important	TBC	ECC, DCC, housing providers, developers	S106, Homes England	2036-2041
Safe access and egress route for Water Lane including crossings/crossing	Flood risk management	A. Critical	£30,000,000	ECC, DCC, EA, developers	S106 / CIL, EA, DCC (if related to potential active	2036-2041

improvements of the canal and the River Exe					travel), on-site provision	
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	2031-2041
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	2036-2041
Upgrade to Countess Wear sewage treatment works to serve wider area	Utilities	A. Critical	£15,000,000	ECC, South West Water	SWW	2031-2036
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	2031-2041
Exeter main grid supply point: 132kv reinforcements	Utilities	A. Critical	£10,000,000	ECC, National Grid	National Grid	2036-2041
New bulk supply point: 132 to 33kv east of Exeter (outside of the city) in East Devon.	Utilities	A. Critical	£10,000,000	ECC, National Grid	National Grid	2036-2041
City district heating network	Utilities	D. Strategic	TBC	ECC, utilities, developers	S106 / CIL, utility providers	2026-2041+
Additional cemetery provision - either additional capacity, extension or new site	Community facilities	D. Strategic	TBC	ECC, developers	S106 / CIL, ECC	2031-2036
Improvements to the Green Circle: On-route and access improvements	Green infrastructure, parks and open space	D. Strategic	TBC	ECC, developers	S106 / CIL, ECC	2026-2041

Creation of Northbrook Arboretum Valley Park - 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	2026-2041
Expansion of Mincinglake Valley Park	Green infrastructure, parks and open space	D. Strategic	TBC	ECC, Devon Wildlife Trust, developers	S106	2026-2031
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	2026-2041
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	2026-2041
Improvements to St Thomas and Heavitree splash parks	Green infrastructure, parks and open space	C. Desirable	£500,000	ECC	CIL, ECC	2021-2026
City-wide play area improvements	Green infrastructure, parks and open space	B. Important	£775,000	ECC	S106 / CIL	2026-2031
Additional allotments including at Shillingford Road	Green infrastructure, parks and open space	C. Desirable	TBC	ECC	S106, ECC	2026-2041
Parks and open space ECC depot relocation (from Belle Isle)	Green infrastructure, parks and open space	A. Critical	£2,000,000	ECC	S106 / CIL, ECC	2026-2031
Wonford community wellbeing hub	Sport and leisure	D. Strategic	£7,000,000	ECC, Sport England, Active Travel England, NHS	S106 / CIL, ECC, Sport England, Active Travel England	2026-2031
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	2031-2041

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	2026-2036
Bromhams Farm (Water Lane): Community Sport Hub	Sport and leisure	D. Strategic	TBC	ECC, DCC, EA, Sport England, developers	S106 / CIL, ECC, Sport England	2031-2041
Exwick 3G pitch and sports pavilion	Sport and leisure	D. Strategic	TBC	ECC, Exeter College, Sport England	Exeter College	2026-2031
Riverside Leisure Centre: Roof replacement	Sport and leisure	D. Strategic	TBC	ECC, Sport England	ECC	2026-2031
Playing pitch provision as per the playing pitch strategy	Sport and leisure	B. Important	TBC	ECC, Sport England, sports governing bodies	S106 / CIL, ECC	2026-2041
Pinhoe community hub: Community building	Community facilities	B. Important	£2,000,000	ECC, Pinhoe Community Hub Trustees, NHS	S106 / CIL, ECC	2026-2031
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	2026-2036
Improvements to city cultural and entertainment venues.	Culture	D. Strategic	TBC	ECC, Arts Council	S106 / CIL, ECC, Arts Council, National Lottery	2031-2041+
Improvements to strategic police infrastructure	Emergency services	D. Strategic	TBC	ECC, Devon and Cornwall Police	Devon and Cornwall Police	2031-2041