



South West Exeter

Delivery of infrastructure to unlock 2,500 new homes
February 2021 Newsletter

Background

South West Exeter is a new development on the edge of Exeter. It is expected to deliver 2,500 homes and 21.5 hectares of land for employment.

The development at South West Exeter was allocated in planning policy. This includes 500 homes within Exeter (Exeter Core Strategy) and 2,000 homes within Teignbridge (Teignbridge Local Plan) as shown in Figure 1.

The size of the development as well as its location means that it needs a large amount of infrastructure to support it. Devon County Council successfully bid for £55.1m of funding from the Housing Infrastructure Fund which is administered by Homes England, a government agency, to support the delivery of the infrastructure. Devon County Council has now entered into contract with Homes England for funding, allowing it to further progress the design and delivery of the infrastructure.

Devon County Council is coordinating the delivery of the infrastructure in order to minimise disruption and bring forward the housing. Prioritisation has initially been given to the infrastructure that is needed early in the development as well as infrastructure which has a long delivery timeframe.

Infrastructure to be delivered:

- Four new signal junctions on the A379 providing access to the development
- Realignment of Chudleigh Road
- Southern spine road to link development sites south of the A379
- Access roundabout to serve employment development at Peamore
- Devon Hotel roundabout upgrade to increase its capacity
- Alphington Village public realm enhancements
- School access to enable delivery of a new school
- Pedestrian / cycle bridge across the A379
- Ridgetop Park
- Utility upgrades including electricity supply upgrade and provision of foul drainage
- Community building to include a GP surgery

Locations of the infrastructure is shown on Figure 2.

Planning update

In total, planning applications for almost 2,500 homes have been submitted. Of these, approximately 2,100 homes have received planning permission. One further application of 234 homes has a 'resolution to grant planning permission' which means it will receive planning permission once a supporting legal agreement is signed, and applications for a further 165 homes are awaiting a decision.

For large developments, planning applications often have a two-stage process. A permitted outline planning application is required followed by a reserved matters application. The reserved matters application deals with any outstanding details of the outline application proposal, such as appearance, access, layout and scale. Most of the homes permitted to date have outline planning permission. From these outline permissions, reserved matters applications have been permitted in relation to three different developers, totalling 523 homes. Further applications are expected to follow.

A reserved matters application, submitted by the Department for Education (DfE) has been approved by Teignbridge District Council. Details of the application can be found on the Teignbridge District Council planning website – <https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/01723/MAJ> The school will be run by Ted Wragg Multi Academy Trust. Devon County Council will continue to work closely with the DfE and Ted Wragg Multi Academy Trust on the delivery of the school.

Eastern Junction progress

The Eastern Junction is a new access junction to a development parcel between the Devon Hotel and Matford roundabouts. A plan of the works can be found on the project website - <https://www.devon.gov.uk/swexeter/documents-and-plans/highway-works/> Works started on site in mid-August 2020. It is anticipated that the scheme will be completed during Summer 2021.

A contraflow system has been set up which has closed the eastbound carriageway to allow works to be undertaken on the south side of the A379. One lane in each direction remain open. Once these works are complete, the contraflow will be switched so that the lanes open to two-way traffic will be on the south side of the A379, before it is amended so that the middle lanes are closed. Every effort will be made by the contractor to minimise disruption to the travelling public. There will be requirements during the programme for some overnight full closures and timings for these will be publicised in advance.

School Access Junction progress

The School Access Junction is a new signalised junction on the A379 between the Devon Hotel Roundabout and the existing junction with Chudleigh Road. A plan of the works can be found on the project website - <https://www.devon.gov.uk/swexeter/documents-and-plans/highway-works/> Following a tender process a contractor was appointed and works started on site in January 2021. It is anticipated that the scheme will be complete during Summer 2021. The majority of the works will be completed under localised lane closures and a contraflow system. Any full road closures necessary will be kept to a minimum, these would take place overnight and be notified in advance.

Website

For more information and the latest updates, please visit
www.devon.gov.uk/swexeter
Or email us: swexeter@devon.gov.uk

Pedestrian / cycle bridge

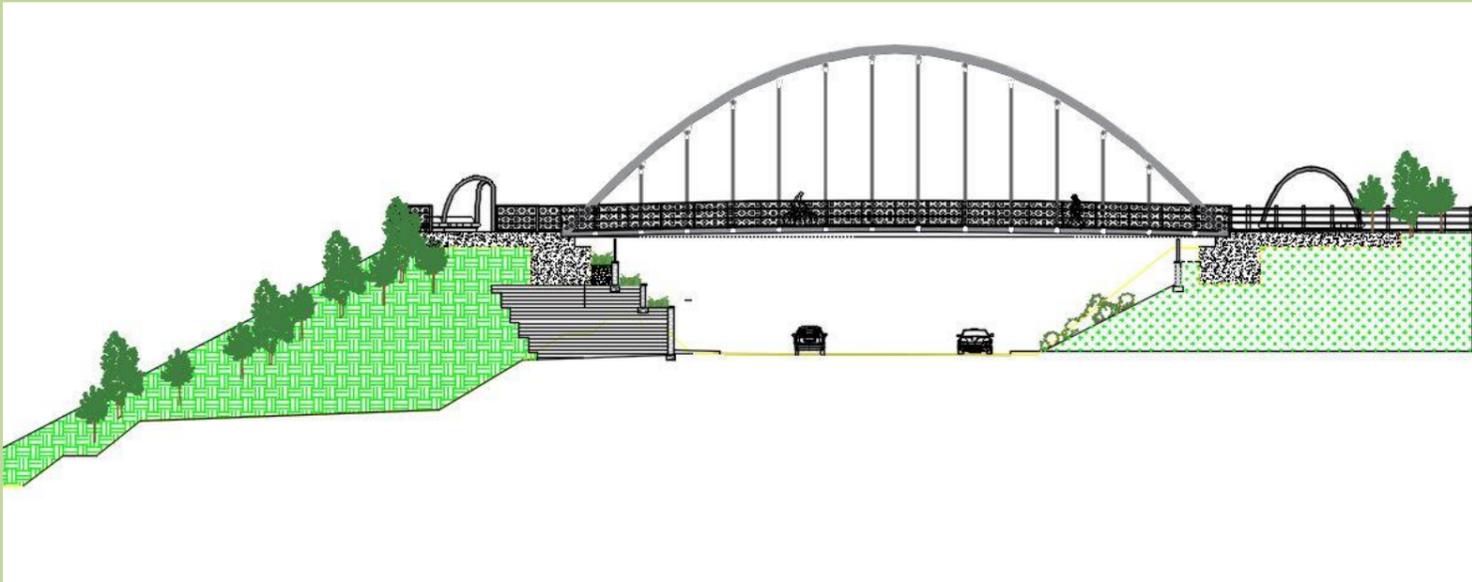
A new bridge over the A379 will be delivered for pedestrians and cyclists. This will be located close to the school and community facilities and will provide a dedicated crossing of the road. At school start and finish times, it is expected that lots of people will be crossing the road, so a bridge has been proposed to provide a safe crossing point close to the school. Crossings of the road in other locations will be included in the proposed junctions.

The county council has been undertaking work to inform the expected design of the bridge. Although the principle of this piece of infrastructure is included in planning permission for the housing development, a new detailed application has been submitted to Devon County Council. Details of the application can be found on the Devon County Council planning website -

<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4208/2020>

The design of the bridge can be found on the project website -

<https://www.devon.gov.uk/swexeter/documents-and-plans/pedestrian-cycle-bridge/>



Chudleigh Road realignment

The existing Chudleigh Road has a junction with the A379. Vehicles using this junction have to cross a busy road and with the development planned, using this junction would become more difficult in the future. The existing junction is located close to the bridge which goes across the A30, meaning it is not possible to improve the junction without relocating it. The road is therefore planned to be realigned and will have a new, signalised junction with the A379 further to the east.

The county council has been undertaking work to inform the design of the realignment. The principle of the realigned road was included in planning permission for the housing development. A new detailed planning application for the realignment of the road has been submitted to seek approval for the detail of the proposals. Details of the application can be found on the Devon County Council planning website -

<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4200/2020>

The design of the realignment can be found on the project website -

<https://www.devon.gov.uk/swexeter/documents-and-plans/highway-works/>



Electricity substation

As part of the utility upgrades, a new electricity substation is required. Initial work has been undertaken to inform the most appropriate location for this. A consultation on the location of the proposed substation is currently open. Feedback can be provided until 1st March 2021. To view the options consultation please see the substation consultation leaflet -

<https://www.devon.gov.uk/swexeter/substation-consultation/>

Once the consultation has been completed and reviewed it is expected that a planning application will be submitted for the preferred site.

Ridgetop Park

The Ridgetop Park will be a new, large, public park. It is proposed as 'suitable alternative natural green space' (SANGS) and is being delivered to mitigate the impact that the collective additional population from new development may otherwise have on the Exe Estuary. It will be planted to enhance existing habitats and establish new habitats, with natural pathways and interpretation incorporated to enable a high-quality visitor experience with wide-reaching views and chances to learn about the heritage of the local area.

Work has been progressing on planting and establishing the Ridgetop Park. The first parts are expected to open later this year, with further sections opened as they are established.

Next steps...

Devon County Council is also progressing additional design for some of the other highways schemes. This includes new signalised junctions on the A379 as well as widening of the A379, a new employment roundabout at Peamore and an upgrade to the Devon Hotel roundabout. Following completion of the design, tendering for a contractor to deliver the works will be undertaken before starting the construction work on site.

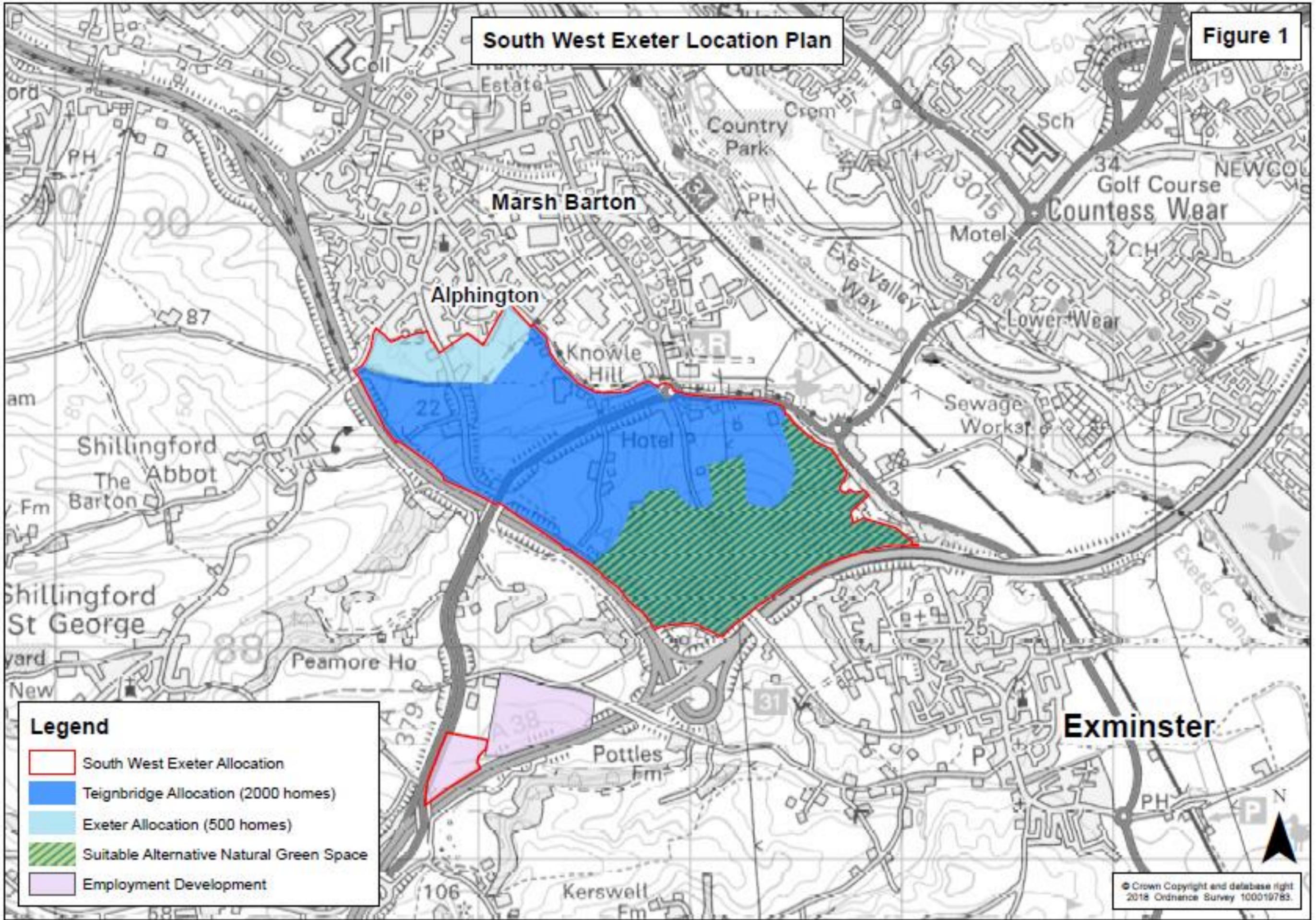
Further updates will be provided on the infrastructure as it progresses through future newsletters and updates will also be provided on the project's website - www.devon.gov.uk/swexeter

If you have any queries, the team will be happy to assist at the following email address:

swexeter@devon.gov.uk

South West Exeter Location Plan

Figure 1

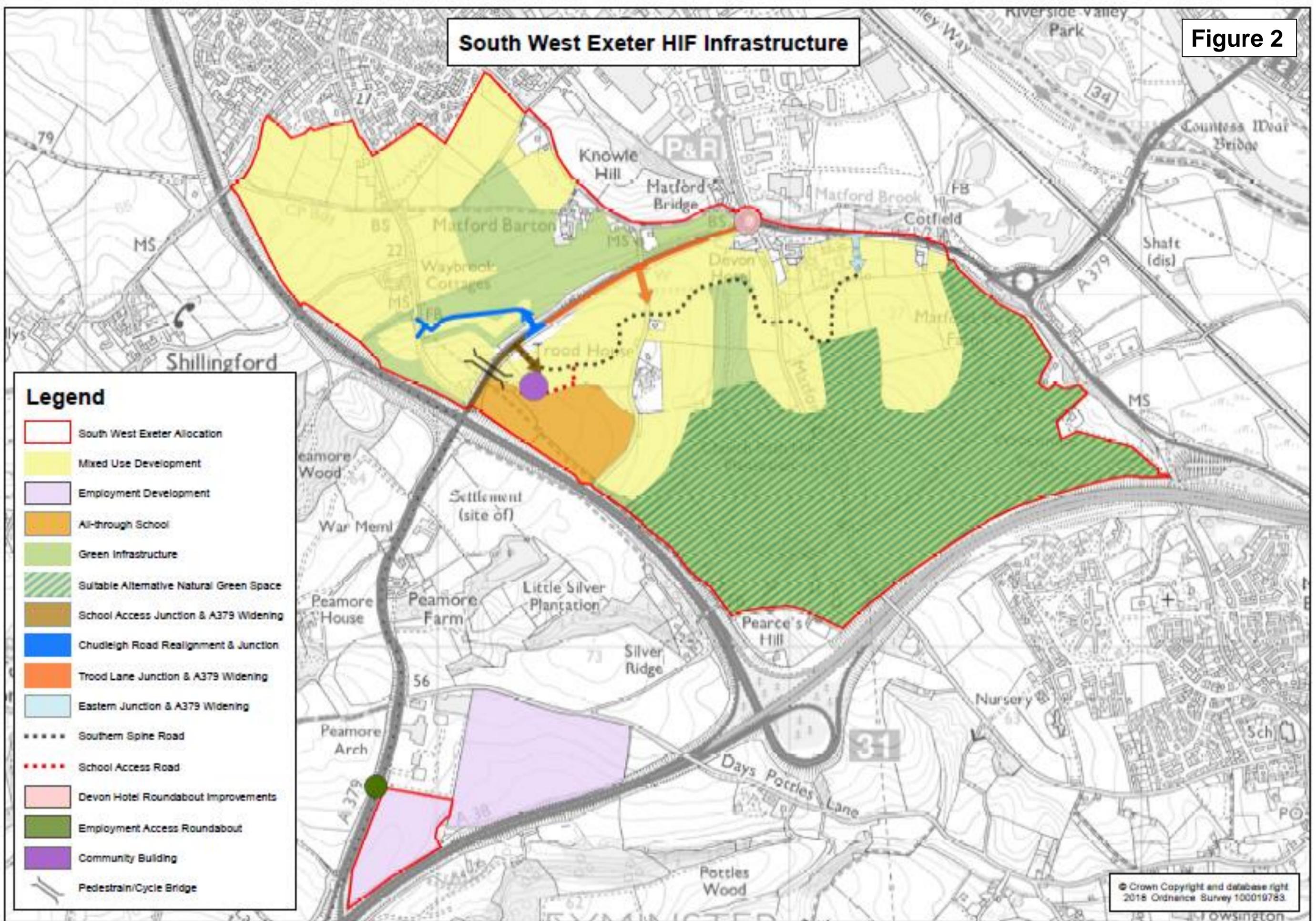


Legend

- South West Exeter Allocation
- Teignbridge Allocation (2000 homes)
- Exeter Allocation (500 homes)
- Suitable Alternative Natural Green Space
- Employment Development

South West Exeter HIF Infrastructure

Figure 2



Legend

- South West Exeter Allocation
- Mixed Use Development
- Employment Development
- All-through School
- Green Infrastructure
- Suitable Alternative Natural Green Space
- School Access Junction & A379 Widening
- Chudleigh Road Realignment & Junction
- Trood Lane Junction & A379 Widening
- Eastern Junction & A379 Widening
- Southern Spine Road
- School Access Road
- Devon Hotel Roundabout Improvements
- Employment Access Roundabout
- Community Building
- Pedestrian/Cycle Bridge