

East Devon Local Plan 2020-2042

Infrastructure Delivery Plan



November 2025 – Version 02

East Devon – an outstanding place

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1 Introduction

- 1.1 Infrastructure delivery is fundamental to supporting sustainable development. Strategic and well-planned infrastructure ensures that new developments contribute positively to community needs and objectives.
- 1.2 Developments lacking appropriate infrastructure risk being suboptimal or unacceptable, and may result in environmental harm. Comprehensively understanding infrastructure requirements and establishing robust delivery mechanisms is crucial for substantiating the Local Plan, informing planning documents, guiding Community Infrastructure Levy allocations, and supporting broader council initiatives.
- 1.3 This Infrastructure Delivery Plan (IDP) will supersede the November 2017 version and will sit alongside the adopted IDP for the adopted Cranbrook Plan DPD. A separate IDP for the planned new community will be published later this year, and therefore, those projects are not included in the current document.
- 1.4 Recognising the dynamic nature of infrastructure development, this IDP will be treated as a 'living document', regularly updated to reflect project completions, emerging development opportunities, and evolving community needs. The identified projects are restricted to physical infrastructure such as roads, bridges, buildings, utilities, public spaces, and transportation networks, funded through diverse sources extending beyond Section 106 and Community Infrastructure Levy.
- 1.5 Complementing this IDP, East Devon District Council has previously adopted a [Planning Obligations Supplementary Planning Document](#), which provides clear guidance on development obligations and supports high-quality, infrastructure-supported development.
- 1.6 This IDP has been developed through comprehensive consultation with key stakeholders, including:
 - 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);
 - South West Water
 - National Grid;
 - Western Power;
 - Natural England;
 - Historic England;
 - Environment Agency;

- Network Rail;
- Royal Devon University Healthcare NHS Foundation Trust;
- Devon and Cornwall Police;
- Sport England;
- Stagecoach;
- Highways England;
- Various Telecommunications providers.

2 Definition of infrastructure

2.1 Infrastructure projects are classified into priority levels:

- **Priority 1:** fundamental to the delivery of the vision, objectives and policies of the Local Plan. This infrastructure is critical, without which development may not be able to come forward.
- **Priority 2:** important to deliver specific development schemes, strategies and to meet the needs of new residents, but the precise timing is less critical.
- **Priority 3:** enhance the effectiveness, efficiency, and quality of infrastructure. These projects create a better place to live and work, and are generally desirable in order to build sustainable communities. These include Neighbourhood Plan infrastructure related projects which can be found in relevant Neighbourhood Plans.

3 Schedule of projects

Education projects								
Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification
EDU-1	1	Axminster	Expanded Primary Education Provision	£3,532,900	Development Contributions, DCC	2027-2035	Devon County Council	Expansion of existing primary education infrastructure by 175 places in total to meet the needs of planned development at strategic policy SD02. Phase 1 of expansion at Axminster primary school has already been completed.
EDU-2	1	Axminster	Improved and additional Secondary Education facilities	£1,752,000	Development Contributions, DCC	2030 - 2042	Devon County Council	Improved and additional facilities at Axe Valley Academy to meet the needs of planned development at strategic policies SD02, SD05, SD09, SD13, SD19, SD20, and SD21.
EDU-3	1	Honiton	Improved Secondary Education facilities	£500,000	Development Contributions, DCC	2030 - 2042	Devon County Council	Improved facilities at Honiton College to meet the needs of planned development at strategic policies SD03 and SD15.
EDU-4	1	West End - North of Topsham OR The New Community Location TBC	New primary and early years places provided at North of Topsham or in the New Community and 1.8ha land for education purposes at North of Topsham	£3,668,038	Development Contributions, DCC	2032 - 2035	Devon County Council	146 primary school places and provision for early years to be provided through new education infrastructure located in the second new community (WS01) or North of Topsham (WS10) to serve development proposed at strategic policy WS10 during the plan period, North of Topsham. The provision of 1.8ha of education land on site at North of Topsham could provide cross boundary opportunities with ECC (1.8ha is suitable for up to 420 place primary school with early years.)
EDU-5	1	Ottery St Mary	New 210 place primary school with early years provision for 0-5 year old's on a 1.8ha site	£9,000,000	Development Contributions, DCC	2029 - 2032	Devon County Council	This will meet the needs of planned development at strategic policy SD04, SD18, SD24, SD27 and SD28 by ensuring there are sufficient school places in Ottery St Mary for the children living in Ottery St Mary. A 1.8ha site will future proof the school allowing for expansion for 420 places if required in the future.
EDU-6	1	West End	Expanded Secondary Education facilities	£3,581,943	Development Contributions, DCC	2025 - 2035	Devon County Council	Expanded secondary education provision to meet the needs of planned development in the area at strategic policies WS04, SD14, SD07 and SD29.

EDU-7	1	Ottery St Mary	Improved Secondary Education facilities	£500,000	Development Contributions, DCC	2025 - 2035	Devon County Council	Improved facilities at The King's School to meet the needs of planned development at strategic policies SD04, SD18, SD24, SD27 and SD28.
EDU-8	1	Devon	New SEND education infrastructure	£2,346,552	Development Contributions, DCC	2025 - 2042	Devon County Council	This accounts for all sites of more than 150 dwellings. This does not include the new community. (WS01) which will include SEND provision on-site as part of the all through campus.
EDU-9	1	Second New Community	All through campus on 17.3ha of safeguarded land: 630 primary school places / early years provision for 0-5yrs / 1500 secondary school places (footprinted for 1900 places)/ 80 place special education provision / Post 16 provision	Early Years: £630,000 Primary: £15,814,890 Secondary: £43,800,000 Post-16: £17,520,000 SEND: £9,344,160 (Total: £87,109,050)	Development Contributions, DCC	2029 – 2042 and beyond (phased delivery)	Devon County Council	This education provision will meet the needs of Marcombe, the second new community (WS01) and the wider aspiration of the plan during the plan period (2020 – 2042). 17.3ha required to facilitate future expansion of the campus beyond the plan period, particularly to meet secondary education requirements which will require additional capital funding beyond the figures included here. Included on the basis that will provide for area wider than just new community.
EDU-10	1	Second New Community	New 420 primary school places with early years provision for 0-5 year old's on a 1.8ha site	£10,543,260	Development Contributions, DCC	2029 - 2042	Devon County Council	This education provision will meet the needs of Marcombe, the second new community (WS01) during the plan period (2020-2042) and the wider aspiration of the plan for the development of Marcombe.
EDU-11	2	West End / Mosshayne	New Primary School up to 210 places with early years provision for 0-5 year old's at land North of Blackhorse/Redhayes (Tithebarn Green / Mosshayne)	£9,000,000	Development Contributions, DCC	2025 - 2030	Devon County Council	To provide education provision for extant allocations at Mosshayne / Tithebarn.

Community Facilities projects

Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification
COM-1	1	Ottery St Mary	Extension to Police Station	£114,156	CIL, Devon and Cornwall PCC	2025-2042	Devon and Cornwall PCC	Additional demand generated from levels of proposed growth
COM-2	1	Axminster	Extension to Police Station	£308,654	CIL, Devon and Cornwall PCC	2025-2042	Devon and Cornwall PCC	Additional demand generated from levels of proposed growth
COM-3	1	Exmouth	Replacement Police Station	£522,729	CIL, Devon and Cornwall PCC	2025-2042	Devon and Cornwall PCC	Additional demand generated from levels of proposed growth

Environment & GI Projects

Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification
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ENV-1	1	East Devon (Exe Estuary and Pebblebed Heaths)	Habitat Regulations Assessment mitigation (Suitable Alternative Natural Greenspace provision and SAMM) delivered through updated South East Devon Habitat Mitigation Strategy	TBC	ECC, TDC, EDDC, DCC, Natural England, Environment Agency, developers	2025 - 2042+	East Devon District Council, Natural England, Developers, Landowners	The SE Devon European Site Mitigation Strategy is currently under review and will identify measures required to mitigate the additional development on the European protected sites.
ENV-2	2	West End	Clyst Valley Regional Park	TBC	S106, CIL, BNG	2025 - 2042+	East Devon District Council, Natural England, Environment Agency, National Trust, Developers, Landowners	The CVRP is a key strategic priority for the Council to deliver. The Council has adopted a Masterplan which outlines the priorities for delivery to 2045.
Recreation and Sport Projects								
Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification
REC-1	2	Exmouth	Delivery of sports pitch uses at Courtlands Cross	TBC	S106, CIL, external funding/grants	2029 - 2034	Developer	Requirements set out in the Local Plan for delivery adjacent to Lymp_07 allocation. Further details will be set out in the 2025 playing pitch strategy.
REC-2	2	Seaton	Delivery of football pitch to the north of Seaton	TBC	S106, CIL, external funding/grants	2029 - 2034	Developer	Requirements set out in the Local Plan for delivery as part of the Seaton allocation Seat_03 and Seat_05. Further details will be set out in the 2025 playing pitch strategy.
REC-3	2	East Devon	Additional sports pitch provision and improvements across the district	TBC	CIL, external funding/grants (P)	2025 - 2042	Clubs, NGBs, EDDC, Sport England, others	A new playing pitch strategy is currently in production for the District, this will identify key projects for delivery. We anticipate having further details for this for at submission.
Flood Risk and Coastal Change Projects								
Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification
FLO-1	2	Sidmouth	Beach Management Plan actions	£20,000,000	EDDC, Govt funding and external funding sources.	2025 - 2035	East Devon District Council	A £20m scheme is currently being designed to protect more than 110 homes and 70 businesses and further details. Funding for the project has largely been secured largely due to £16m from Govt.
FLO-2	2	Exmouth	Beach Management Plan actions	TBC	EDDC, Govt funding and external funding sources.	2025 - 2035	East Devon District Council	Work is ongoing on updating the existing Beach Management Plan to manage the risks of coastal flooding and erosion at Exmouth. Possible costs of project could be up to £23m depending on the chosen option.
Transport Projects								
Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification

TRA-1	1	West End	Additional passing loop on Waterloo train line and associated signalling infrastructure	£50,000,000	Network Rail, EDDC, DCC, DfT, CIL	2025 - 2031	Network Rail, Devon County Council	This project would form part of an extension of the Devon Metro structure, and will enable a half hourly service between Axminster and Exeter. It provides mitigation against the road traffic impacts from the Cranbrook expansion areas. Potential location near Feniton. The additional passing loop can enhance capacity through enabling greater train service frequency, making rail a more attractive and effective travel option. Cost is DCC estimate, Network Rail have not yet determined the cost. Mosshayne planning application re-submitted - will now be considered under CIL system, which could mean the potential contribution may not be secured.
TRA-2	1	Exmouth	Road extension – The completion of Dinan Way to the A376	£15,800,000	DCC, ETC, EDDC, LUF	2024 - 2025	Devon County Council	Scheme allocated LUF funding. Has planning permission and Cabinet approval. Delivery started and completion scheduled for December 2025 subject to final DfT signoff.
TRA-3	2	Axminster	Improved footpath and cycleways linking town centre to developments in the north.	TBC	S106, CIL, DCC	2028 - 2042+	Developer, Devon County Council	Draft Local Plan Strategic Policy SD02 proposes development on the northern side of Axminster (allocations Axmi_17, Axmi_18, GH/ED/83). Infrastructure enhancements will be needed to enable safe pedestrian and cycle access to these sites from Axminster town centre.
TRA-4	2	West End	Public Transport enhancements to improve bus priority between Exeter City Centre and West End development	£1,000,000	S106, CIL, DCC	2021 - 2026	Devon County Council, Developer, Bus operator	e.g. bus priority measures through Science Park / SkyPark, improvements to bus priority (including priority signalling) at/approaching M5 J29.
TRA-5	2	Sidmouth	Otter Trail - Sidmouth to Feniton cycle route	£1,400,000	S106, CIL, STC, DCC	2025 - 2042	East Devon District Council, Devon County Council, Developer	16km route that loosely follows the old railway line. Cost taken from 'Feniton to Sidmouth (Otter Valley) Trail, Feasibility study - draft report', Sustrans, 2014. Cost includes at-grade crossing of the A3052 - a bridge would add £1.5m. Included in Countywide LCWIP.
TRA-6	2	Sidmouth	Sidbury to Sidford cycle route	£1,000,000	S106, CIL, Sidmouth Town Council, DCC	2025 - 2031	East Devon District Council, Devon County Council, Developer	Sidford employment allocation should contribute a section. Included in Countywide LCWIP
TRA-7	2	Seaton to Axminster Cycle Route	Beer to Axminster and Uplyme cycle route	TBC		long term	DCC	Included in Countywide LCWIP
TRA-8	2	West End	Clyst Valley Trail	£14,000,000	S106, CIL, DCC, National Highways	2025 - 2042+	East Devon District Council, Devon County Council, Developer	The Clyst Valley Trail would be a 13km walking and cycling route linking West Clyst and Topsham, via Clyst Honiton, Sowton and Clyst St Mary. Designed to facilitate both commuting and leisure trips, it would form the backbone of the proposed Clyst Valley Regional Park (IDP Priority 1, Strategic Policy WS09). A Public Consultation on the trail was undertaken in 2022, and the trail is identified as a priority

								scheme in the Clyst Valley and New Communities LCWIP.
TRA-9	2	North of Topsham	Comprehensive package of transport measures to prioritise active travel and public transport in the Clyst Road area. To include: - Continuous north-south walking and cycling route (Exeter LCWIP route E13) - Enhancements to support walking/cycling on Old Rydon Lane - Upgrade of Clyst Road to facilitate two-way bus route - Bus service enhancements - Shared mobility hubs - Area-wide travel planning	TBC	S106, CIL, DCC	2025-2042	Devon County Council, Developer, Bus operator	Draft Local Plan Strategic Policy WS10 proposes significant employment and residential development in the Clyst Road area, with draft text stating that a Development and Infrastructure Delivery Framework will be required, to include 'A comprehensive transport strategy to prioritise active travel and public transport'.
TRA-10	2	North of Topsham	Additional pedestrian/cycle crossings of the M5 and Avocet line to provide a more direct route between development North of Topsham and Newcourt (including Newcourt station)	TBC	TBC	2025-2042	Devon County Council, National Highways, Network Rail	The M5 and Avocet line currently sever the Clyst Road area from Newcourt, meaning walking/cycling routes towards Newcourt station are significantly extended. Therefore, new crossings (either bridges or underpasses) are suggested to maximise the uptake of walking, cycling and rail among residents of this area.
TRA-11	3	Exmouth	Improvements to existing Avocet Line stations, including lengthening platforms and improving facilities.	TBC	S106, Train operating Company, DfT, DCC. Network Rail, CIL	2025 - 2042	Network Rail, Train Operating Company	
TRA-12	3	Sidmouth	Provision of new access into the Alexandria Trading Estate from the Bulverton Road (B3176)	£1,000,000	S106, CIL, DCC	2025-2042	East Devon District Council, Devon County Council, Developer	This access would relieve Alexandria Road and Pathwhorlands from industrial traffic and provide a safer access, and would be supported by EDDC.
TRA-13	3	Cowley	Section of proposed Boniface Trail	TBC	S106, CIL, DCC	2025-2042	Devon County Council	Section around Cowley is within East Devon although no development planned around there.
TRA-14	3	Ottery St Mary	Improvements to walking/cycling networks – creating centre link between the western development sites and town centre, employment areas and schools.	TBC	S106, CIL, DCC	2025-2042	Devon County Council, Developer	Draft Local Plan Strategic Policy SD04 proposes significant development on the western side of Ottery St Mary (allocations Otry_01b, Otry_09, Otry_10, GH/ED/27). Infrastructure enhancements will be needed to enable safe pedestrian and cycle access to these sites from Ottery St Mary town centre. May involve creating shared use paths alongside the existing highway, Toucan

								crossings and some areas of new route requiring land negotiation.
TRA-15	2	Broadclyst	Clyst Valley & New Communities LCWIP proposals for Killerton & Broadclyst - enhancements to improve accessibility of existing routes, and creation of new routes	£10,000,000	S106, CIL, DCC	2025-2042	Developer, Devon County Council	In line with the LCWIP, improvements to routes around Broadclyst and the wider Killerton Estate (including Ashclyst Forest) are recommended, including enhancements to the E2 route alongside the B3181, a new off-road between Broadclyst and Cranbrook Station, and widening and resurfacing of the existing Broadclyst-Killerton route, to improve active travel opportunities for existing Broadclyst residents and residents of planned development.
Healthcare Projects								
Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification
HEA-1	1	Matford (Phase 1)	GP surgery with 7 consulting rooms which would be branch site of Ide Lane practice	£2,000,000	S106, CIL, external funding sources	2025-2030	TBC - combination of ICB, Council and/or 3rd party developer	Costs may increase in event of any further delays
HEA-2	1	Matford (Phase 2)	3 additional consulting rooms and open office/admin space in the undercroft of the Phase 1 building.	£2,000,000	S106, CIL, external funding sources	2025-2030	TBC - combination of ICB, Council and/or 3rd party developer	Costs may increase in event of any further delays
HEA-3	1	Pinhoe GP Practice	Extension to provide 6 additional clinical rooms and further admin space	£1,153,000	S106, CIL, external funding sources	2025 - 2026	TBC - combination of ICB, Council and/or 3rd party developer	The surgery is facing a projected 56% increase in patient numbers over the next 10 years due to new local housing
HEA-4	1	Seaton	The PCN aspires to make greater use of Seaton Hospital, a central location that can cater for PCN teams (both clinical and non-clinical).	£250,000	S106, CIL, external funding sources	2025-2030	TBC	Waiting to see what RDUH space requirements are in order to understand if there will be any space left over. No update as at 30/10/24. Figure of £250k is a cost estimate and could be higher once detailed work is done.
HEA-5	3	Axminster	65 unit Extra Care Housing Scheme	TBC	S106, CIL, external funding sources	2025-2033	Developer, Devon County Council, Care Provider	Need identified in Extra Care Housing Refresh of the Commissioning Strategy for Extra Care Housing, Devon CC, 2015.
HEA-6	3	Exmouth	189 units of Extra Care Housing (likely to be provided across 2 or more schemes)	TBC	S106, CIL, external funding sources	2025-2033	Developer, Devon County Council, Care Provider	Need identified in Extra Care Housing Refresh of the Commissioning Strategy for Extra Care Housing, Devon CC, 2015.
HEA-7	3	Honiton	72 bed Extra Care Housing Scheme	TBC	S106, CIL, external funding sources	2025-2033	Developer, Devon County Council, Care Provider	Need identified in Extra Care Housing Refresh of the Commissioning Strategy for Extra Care Housing, Devon CC, 2015.
HEA-8	3	Ottery St Mary	55 bed Extra Care Housing Scheme	TBC	S106, CIL, external funding sources	2025-2033	Developer, Devon County Council, Care Provider	Need identified in Extra Care Housing Refresh of the Commissioning Strategy for Extra Care Housing, Devon CC, 2015.

HEA-9	3	Seaton	58 bed Extra Care Housing Scheme	TBC	S106, CIL, external funding sources	2025-2033	Developer, Devon County Council, Care Provider	Need identified in Extra Care Housing Refresh of the Commissioning Strategy for Extra Care Housing, Devon CC, 2015.
HEA-10	3	Sidmouth	83 units of Extra Care Housing (likely to be delivered in 1 scheme)	TBC	S106, CIL, external funding sources	2025-2033	Developer, Devon County Council, Care Provider	Need identified in Extra Care Housing Refresh of the Commissioning Strategy for Extra Care Housing, Devon CC, 2015.
HEA-11	3	Exeter Airport	Updating and extension and improvements to Devon Air Ambulance	£9,500,000	Devon Air Ambulance, donor contributions, fundraising trusts and foundations, CIL	2025-2030	Devon Air Ambulance	DAA have set aside £4.5m and have commenced a campaign to raise the rest of the £9.5m. So far, this fundraising has secured pledges totalling approximately £500k.
Utilities Projects								
Reference	Priority	Location	Project	Cost	Potential Funding Sources	Timescale	Delivery Organisation(s)	Notes/additional justification
UTI-1	1	Feniton	A total of 1,060m new water mains will need to be laid within Feniton to enable the growth within the area to go ahead.	£700,000	Forward funding by SWW. Funded through the new connection Infrastructure Charge paid by developers (S)	2028 - 2035	South West Water	This infrastructure needs to be provided alongside the growth and should not be delivered retrospectively following connection of new homes if this growth is to be sustainable. Forward funding of this infrastructure may be needed.
UTI-2	1	Exmouth	Circa 650m of new water main to the west of the village is required to supply the growth.	£650,000	Forward funding by SWW. Funded through the new connection Infrastructure Charge paid by developers (S)	2028 - 2035	South West Water	This infrastructure needs to be provided alongside the growth and should not be delivered retrospectively following connection of new homes if this growth is to be sustainable. Forward funding of this infrastructure may be needed.
UTI-3	1	Axminster	A new water booster would be required to supply part of the growth in Axminster	£250,000	Forward funding by SWW. Funded through the new connection Infrastructure Charge paid by developers (S)	2028 - 2035	South West Water	This infrastructure needs to be provided alongside the growth and should not be delivered retrospectively following connection of new homes if this growth is to be sustainable. Forward funding of this infrastructure may be needed.
UTI-4	1	Ottery St Mary	Circa 700m of new water main to the west of the village is required to supply the growth.	£600,000	Forward funding by SWW. Funded through the new connection Infrastructure Charge paid by developers (S)	2028 - 2035	South West Water	This infrastructure needs to be provided alongside the growth and should not be delivered retrospectively following connection of new homes if this growth is to be sustainable. Forward funding of this infrastructure may be needed.
UTI-5	1	West End	Investment at Countess Wear Sewage Treatment Works to increase capacity for growth.	£15,000,000	Forward funding by SWW. Funded through the new connection Infrastructure Charge paid by developers (S)	2030	South West Water	This infrastructure needs to be provided alongside the growth and should not be delivered retrospectively following connection of new homes if this growth is to be sustainable. Forward funding of this infrastructure may be needed.
UTI-6	1	West End	A new Sewage Treatment Works will need to be constructed	TBC	SWW. Funded through the South West Water business plan,	2030 - 2035	South West Water	Although this will be brought forward principally due to the new community, this has been included due to it serving a wider catchment.

			to serve the East Devon New Community		awaiting final determination from the regulator, Ofwat. (S)			
UTI-7	2	Honiton	New Household Waste Recycling Centre (to replace the old facility near Wilmington)	£8,000,000	National and Local Government; private sector	2025 - 2034	DCC	The outdated Sutton Barton recycling facility is too small, unsafe, and poorly located. A new, modern facility is proposed for the Honiton area (ideally Heathpark) to better serve the population.
UTI-8	3	East Devon	Improve rural broadband to ensure superfast broadband for all by 2020	Not specified	National and Local Government; private sector	2025 - 2042	BDUK, Devon County Council	

Education IDP Notes:

Costs are based on DCC policy at rates at June 2024 rates and subject to indexation.

<https://www.devon.gov.uk/planning/planning-policies/pupil-place-planning/>

School site sizes are based on the DfE’s BB103 and BB104 guidance (average of min and max areas) Area guidelines for mainstre am schools (publishing.service.gov.uk)

Education land to be provided at nil cost to the Education Authority, fully serviced.

In addition, costs for home to school transport will be calculated on an individual site basis at the time the applications are validated.