

# ADEPT President's Awards 2025

Entry form

**Main contact name**

Sarah Ratnage

**Email**

sarah.ratnage@devon.gov.uk

**Phone Number**

(01392) 383554

**Award category**

Shaping Places for People

**Project Title**

Infrastructure Delivery at South West Exeter

**Local authority entrant**

Devon County Council

**Headline summary (150 characters max.)**

Early delivery of transport, social and green infrastructure to unlock 2,500 homes at South West Exeter and support sustainable development.

**Please note we need at least one supporting image per award submission. Upload your image/s below.**







### **Shaping places for people: How was this project an innovative response to a significant concern? (150 words max.)**

Early delivery of infrastructure to support new development is a considerable challenge. Without it new residents can be isolated, might not have links to sustainable transport and may struggle to access facilities. This can impact the early sustainability of development.

Recognising this, Devon County Council (DCC) coordinated a package of infrastructure and secured funding for its delivery to support the delivery of 2,500 homes at South West Exeter. This innovative package brought together transport and social infrastructure recognising the breadths of needs. This included:

- A new pedestrian/cycle bridge across an A road which bisects the development
- A new community building and GP surgery (contract to be awarded, completion summer 2026)
- Four new signal junctions on an A road
- Improvements to an existing roundabout, supporting sustainable travel and increasing capacity
- Ridgetop Park delivering valuable publicly accessible green space for the community
- Public realm improvements to an existing adjacent community.

### **Shaping places for people: Please give evidence of the quality of outcomes obtained from the project (for example improved/more efficient services, increased inclusivity for residents, futureproofing the service). (150 words max.)**

The certainty of the infrastructure being delivered, provided by DCC's commitment, enabled housebuilding to commence. DCC has worked alongside housebuilders to ensure DCC's works can run in parallel to the housebuilding. Since the first scheme commenced in August 2020, 550 new homes have been completed, including 162 affordable homes.

The delivery of the new park provides opportunities to access open space, with wellbeing benefits, and events have been held to foster the sense of community. This will be further developed with the delivery of a new community building (completion summer 2026). Alongside this, the delivery of a GP surgery will provide much needed facilities for the community. The new bridge will provide access directly to the community facilities, from across the development.

In combination these facilities will help to shape a new place for the residents and local area, reducing the need to travel to other locations to access facilities.

### **Shaping places for people: Please give evidence of the level of collaboration between place and people services (both within the council and with external partners/providers). (150 words max.)**

Collaboration is at the heart of the success of this project. DCC has worked closely with Homes England as the funder for the infrastructure delivery. Alongside this, DCC has worked closely with Teignbridge District Council (TDC) in shaping the development. TDC is directly delivering the Ridgetop Park, supported by the funding secured.

From a people services perspective, the delivery team has developed links with the NHS and local surgery who will deliver services from the health facility. Feedback on the design of the building has been incorporated to ensure it best meets the needs of the community. On completion, the community building will allow a range of services to be delivered for the community, depending on requirements.

The project would also not be successful without the collaboration with housebuilders. They have an important role in supporting affordable homes and the infrastructure delivered by DCC enables affordable homes to be delivered.

**Shaping places for people: Please give evidence of the level of buy-in to the project or its goals from members of the local community, health and social care and external organisations. (150 words max.)**

The delivery of the scheme is directly supported by Exeter City and Teignbridge District Councils, recognising the benefits of delivering homes within their administrative areas and as included in their respective Local Plans. In addition, the delivery of the community building is a local aspiration, with a community sports and leisure facility directly included in Policy EXM1 of the Exminster Neighbourhood Plan.

DCC has undertaken public engagement, in particular with the public realm enhancements, which directly impact an existing community. Two rounds of engagement were held as the scheme developed and since the scheme has been completed, members of the public have expressed their support for the scheme.

The GP surgery was a key piece of infrastructure where it was necessary to secure buy in from the NHS. DCC has worked alongside the NHS and a local surgery to ensure the facility will meet local needs.

**Shaping places for people: Please give evidence of the use or consideration of new sources of investment to fund projects. (150 words max.)**

DCC was successful in its bid to government's Housing Infrastructure Fund to deliver the infrastructure. This funding has been essential in supporting the early delivery of infrastructure. Beyond this, DCC has implemented mechanisms to recover funding from developers as housing is delivered. This reduces the draw on public money and allows recovered funding to be used for future projects, extending the benefits of the funding. It also addresses the initial cashflow challenges which typically prevent infrastructure being delivered early by allowing developers to pay for the infrastructure later in the development.

DCC has used traditional s.106 agreements to recover funding as well as working with developers to enter into bespoke agreements for infrastructure not subject to s.106 agreements. This has been achieved through positive working relationships with developers and demonstrating the benefits of the approach. The approach has been successful, with funding now being recovered as homes are built.