

Date: Wednesday 14 December 2022

Dear Principle/Staff/Students  
- South Devon College

## Update on the application to close part of Brixham Road

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We have reluctantly signed the Section 278 agreement for the work that is needed on Brixham Road for the new Inglewood housing development.

The highways works are needed to facilitate the development that was approved by the Planning Inspectorate in April 2021, and as a consequence, we have a legal obligation to enable the same.

This means that Brixham Road from Windy Corner to the junction with Goodrington and Long Road will be fully closed from 3 January 2023 to 30 March 2023. It also means that in May and June works, using traffic management, will start to improve the Windy Corner junction. The work on the Long Road / Goodrington Road junction will start late September until December, again using traffic management.

We know this isn't the news you or your parents/guardians and staff wanted to hear. Please find below more information on the closure and the diversion that we know you may want to share with those that could be impacted. You may also want to let know those who deliver to your school about this road closure as well.

The Cabinet were acutely aware of the potential impact of the works. As a consequence they requested Council Officers to instruct independent highways engineers to review the proposals and consider any alternatives, seek specialist legal advice and gather evidence as to the impact of this road closure. This was to ensure that all options would be fully considered in an attempt to find a way to limit the amount of disruption for residents and businesses.

We have read, taken on board, and fed back to the developers the impact comments received. We also brought together organisations including Brixham Town Council and Brixham Chamber of Commerce so that their concerns were also set out clearly to the developer. The developer has given commitments to get the work needed done as quickly as possible and reduce the length of time for the road closure.

The legal advice we received was that we could be found to be frustrating the implementation of the planning permission granted by the Secretary of State were it not to give agreement. This could risk paying in the region of £2.5 million in damages to the developer. The independent highways consultant also said that a road closure would be needed for these works to be carried out and that the diversion route is appropriate.

### Diversion

The agreed diversion from Windy Corner to Long Road will take you along Dartmouth Road and then up Goodrington Road, and vice versa from Long Road to Windy Corner.

To help with this diversion, the lights at Windy Corner will be replaced with temporary traffic lights and a pedestrian crossing. These lights will be permanently on green and will only turn red when a pedestrian wishes to cross the road.

Temporary lights will also be placed at the Goodrington Road / Dartmouth Road junction. This is to help those turning right into Goodrington Road coming from Paignton and those who need to turn right out of Goodrington Road onto Dartmouth Road. The lights will be set back to give large vehicles the space to turn into the road. An alternative diversion for large vehicles has also been given if they would like to use this. This will take them into Paignton and then out along Totnes Road to Tweenaway.

Temporary double yellow lines will be put in on Goodrington Road from Grange Road up to the junction with Dartmouth Road.

The diversion route will be monitored and any issues with timings of lights etc. will be altered and adjusted as quickly as possible.

Modelling of traffic times has been done by the developer and have been considered by the independent highway engineers. This shows that the impact of the diversion when travelling from Windy Corner to Long Road along Goodrington Road will be between eight and 13 minutes, depending on the time of day. Please take this into consideration when planning your journey around the area of the road closure.

Stagecoach is aware of this closer.

You may want to suggest to your students, parents and staff that they may want to consider travelling a different way to the college, especially if coming from Torquay, Preston or Paignton. Instead of using Goodrington Road, look at using Tweenaway, then Brixham Road to reach Long Road

For your information, the road from Hunters Tor Drive to Windy Corner can be kept open for the Emergency Services when needed. The Emergency Services are also being kept informed and have the contact details for the Site Manager for emergencies. An emergency route through Hookhills has been agreed if Dartmouth Road needs to close. This can't be used all the time though due to safety reasons.

During this closure, please email [engaement@torbay.gov.uk](mailto:engaement@torbay.gov.uk) with any questions, concerns or feedback about the diversion.

Yours sincerely

Engagement Team

Torbay Council