

## Consultation Activity 3 – Open Morning on 11<sup>th</sup> May 2013

### Description of event:

The event was held in Exminster Victory Hall between 10am and 12pm on Saturday 11 May 2013. This was a drop in session hosted by the Neighbourhood Development Plan (NDP) working party focus groups and Teignbridge District Council (TDC) planning representatives.

### Description of this document:

This document provides links and information that was shared at the event.

### Contents

Consultation Activity 3 – Open Morning on 11th May 2013 .....	1
Description of event:.....	1
Description of this document: .....	1
What is a Neighbourhood Development Plan (NDP)? .....	2
What is a Neighbourhood Plan? .....	2
How is The Neighbourhood Plan Adopted?.....	2
So why does Exminster need another plan?.....	3
NDP Vision and Objectives.....	3
NDP SWOT analysis.....	4
NDP Issues.....	7
Highways Focus Group.....	8
Housing Focus Group (excluding South West of Exeter) .....	10
Affordable Housing in Exminster : Milbury Reach .....	10
What do we mean by affordable housing?.....	12
TDC planning.....	13

## What is a Neighbourhood Development Plan (NDP)?

The summary definition of a NDP was on display along with a map of Parish of Exminster which will be the area covered by the NDP. The summary definition is below and a map of the parish can be found here: <http://www.teignbridge.gov.uk/index.aspx?articleid=16613>

### What is a Neighbourhood Plan?

A Neighbourhood Plan (sometimes referred to as a Neighbourhood Development Plan) is a community-led framework for guiding the future development and growth of an area. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Neighbourhood plans relate to the use and development of land and associated social, economic and environmental issues. It may deal with a wide range of issues (like housing, employment, heritage and transport) or it may focus on one or two issues that are of particular importance in a local area.

All Neighbourhood Plans must meet Basic Conditions laid down in law:

- must be appropriate, having regard to national policy;
- must contribute to the achievement of sustainable development;
- must be in general conformity with the strategic policies in the development plan for the local area;
- must be compatible with human rights requirements;
- must be compatible with EU obligations.

### How is The Neighbourhood Plan Adopted?

A number of statutory processes must be followed in order to bring the Plan into force.

- 1) Pre-submission Consultation** - it is a legal requirement that the proposed Neighbourhood Plan is publicised and the subject of public consultation for at least 6 weeks, before it is submitted to the local planning authority. The Plan is then updated with a 'consultation comments schedule' setting out the comments and any actions arising (e.g. changes to the Plan).
- 2) Independent Examination** – Once the neighbourhood plan has been prepared, an independent examiner will check that it meets the right basic standards. If the plan doesn't meet the right standards, the examiner will recommend changes. The planning authority will then need to consider the examiner's views and then notify the Neighbourhood Planning team of the outcome.
- 3) Public Referendum** - The local council will organise a referendum on any plan that meets the basic standards. If more than 50 per cent of people voting in the referendum support the plan, then the local planning authority must bring it into force.

The Neighbourhood Plan will then form part of the Local Development Plan.

### **So why does Exminster need another plan?**

As well as considering the wishes and concerns of local residents as expressed in the Community Plan, the Parish Council has also been thinking about the impact on our parish of the emerging Local Plan for Teignbridge and the proposed South West of Exeter Urban Extension, which foresees at least 2,000 homes being built near the Devon Hotel on both sides of the A379, **within our parish boundary**, by 2033.

Do we have any power to influence that development? How can we shape the future of our parish and secure the infrastructure needed to support two thriving settlements in our neighbourhood? The answer is through Neighbourhood Planning.

Its statutory status gives a Neighbourhood Plan far more weight than some other local planning documents, such as parish plans, community plans and village design statements. This is important for two main reasons:

- 1) Our Neighbourhood Plan will be used to determine planning applications and guide planning decisions in our Parish (in both Exminster Village and the new Matford settlement);
- 2) Having a Neighbourhood Plan gives us access to a higher percentage of the Community Infrastructure Levy (CIL) raised from new developments in the Neighbourhood such as the South West of Exeter Urban Extension. This will help us to improve infrastructure in our Parish.

### **NDP Vision and Objectives**

The NDP Vision and Objectives can be found on the Parish Council's Neighbourhood Development Plan webpage: <http://www.exminsterparish.org.uk/wp/parish-plan/>

## NDP SWOT analysis

The Strengths / Weaknesses / Opportunities / Threats (SWOT) analysis covers the topics of Economic Environmental and Social. Visitors were invited to provide any additional comments.

### Economic issues for the Parish of Exminster

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Road transport connections to M5, A38 and A380</li> <li>• Range of bus services to main employment centres Marsh Barton, Exeter City Centre.</li> <li>• Relatively low unemployment</li> <li>• Relatively young population</li> <li>• Growing population (increase in Council tax base?)</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Few opportunities for employment within the parish (or maybe not with SWE??)</li> <li>• Traffic congestion A379</li> <li>• Difficult to connect to railway (no direct connection to Exeter St David's)</li> <li>• Rail journey time from Exeter to London</li> <li>• Commuting residents not using local services</li> <li>• Low broadband speeds especially for those in southern half of village (served by Kennford exchange)</li> <li>• Relatively small number of car parking spaces in village centre</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• SWE</li> <li>• Potential to relocate existing businesses</li> <li>• Resurgence of interest in "shop local" ethos</li> <li>• Exminster House, Miller Way provides available office space</li> <li>• Potential for employment opportunities through improved infrastructure</li> <li>• Flexible childcare provision</li> <li>• Parish Council ownership of land at Spurfield</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Loss of open space through development.</li> <li>• Limited funds to maintain/enhance open space</li> <li>• Increased pollution and noise.</li> <li>• Increased traffic congestion.</li> <li>• Potential flooding in south of Exminster village</li> <li>• Loss of local character and quality of residential areas</li> <li>• Farm shops competing for 'shop local' (i.e. Dart's farm)</li> <li>• Delayed investment in Exminster CP School may mean local children cannot be accommodated</li> </ul>

Environmental Issues for the Parish of Exminster

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Residential areas relatively free of traffic and pollution</li> <li>• Some listed buildings reflecting the history of the area.</li> <li>• Contains a number of green spaces valued by local residents</li> <li>• Proximity to the Exe Estuary, Dartmoor National Park and a range of beaches</li> <li>• Opportunities to walk, cycle and use public transport around area.</li> <li>• Excellent kerbside recycling by TDC</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Loss of open space due to development</li> <li>• Cost of maintaining open space (grass cutting etc.</li> <li>• Increased pollution and noise.</li> <li>• Increased traffic congestion.</li> <li>• Local flooding in some areas (south of village)</li> <li>• Increased pressure on transport during holiday periods, more traffic and buses full when reaching Exminster.</li> <li>• No public bicycle parking facility in village centre</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Interest shown in Community Plan for environmental projects</li> <li>• Interest shown in Community Plan for more allotments</li> <li>• Improve value of open space by for example working with other agencies e.g. RSPB</li> <li>• Green space a key part of current development (Milbury Reach) and in the local plan for Exminster Parish</li> <li>• Increase in footpath and cycle path provision</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Dependence on motor transport creating pollution</li> <li>• Building technology improving, allowing higher chance of building on floodplains and steep hillsides</li> <li>• Delayed investment in Exminster CP School may mean local children cannot be accommodated with consequential increased traffic</li> </ul>

Social Issues for the Parish of Exminster

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Considered to be a Parish with a good quality environment</li> <li>• Considered to be a safe place to live with a community feel</li> <li>• Accessibility to beaches, Dartmoor and Exeter</li> <li>• Accessibility to open space and the countryside</li> <li>• A well respected primary school</li> <li>• A choice of secondary schools in Exeter, Dawlish and beyond</li> <li>• Relatively wealthy, healthy, educated population</li> <li>• Relatively low levels of crime</li> <li>• Relatively good bus service</li> <li>• Excellent cycle route from outskirts of village to Exeter</li> <li>• large number of village social groups for all ages</li> <li>• A choice of venues in the village for private hire available for small businesses, groups and other social events.</li> <li>• Leisure facilities for all ages - Skate park, under 8's park, football club and gym.</li> <li>• Annual village events - Fete, school events and pantomime.</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Limited range of houses (may be addressed by Milbury Reach development)</li> <li>• House prices are high compared to local wages.</li> <li>• Community facilities and infrastructure not kept pace with increased population and modern requirements</li> <li>• Poor cycle route within Exminster</li> <li>• Lack of suitable meeting places for village groups (partly due to high demand)</li> <li>• Increased pressure on transport during holiday periods, more traffic and buses full when reaching Exminster.</li> <li>• Limited car parking in village centre</li> <li>• Pressure on primary school places</li> <li>• No public toilet facility at Deepway Green</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Community Plan providing evidence of residents' wishes</li> <li>• Many existing residents willing to get involved with new projects</li> <li>• New people moving into the area with fresh ideas and skills</li> <li>• Demand for meeting and leisure facilities is high giving scope to capitalise on this demand</li> <li>• <i>Coffee on the Corner</i> could offer more activities</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Limited funds to upkeep/improve/build new community facilities</li> <li>• Commuting leading to traffic congestion</li> <li>• New developments come forward without adequate provision for open space and local facilities.</li> <li>• SWE additional facilities draw people out of the village focus</li> <li>• Open spaces do not provide income for on-going costs and improvement</li> </ul>

## NDP Issues

These issues have resulted from analysis of the community plan feedback and provide guidance on issues that the Neighbour Plan should address.

### Neighbourhood Development Plan: Issues

The overall intention is to produce a plan that supports sustainable development in the parish of Exminster and addresses the development issues arising from the Community Plan recently completed in the parish and from the draft Teignbridge Local Plan 2013-2033.

**HIF01** The majority of residents do not want further [large-scale] housing development in the Village and this should be reflected in any future planning decisions.

*There are existing developments currently progressing in the Village as well as the major South West of Exeter Urban Extension (policy SWE01) which will be delivered over the next 20 years. South West of Exeter seeks to create 2,500 new homes, at least 2,000 of which will be in the existing parish of Exminster.*

**HIF02** Maintain an undeveloped 'buffer zone' between Exeter and Exminster.

*The community is concerned about the spread of Exeter and the possibility of being swallowed up in the urban area. The draft Local Plan includes proposals for a new Ridge Top Park (policy SWE03) which will be in the existing Parish Of Exminster*

**HIF03** There appears to be unmet demand for 'affordable' housing in the Village, particularly among younger age groups.

*Although 25% of the South West of Exeter development is intended to be affordable this development is not physically linked to the existing village centre.*

**RP01** Lack of parking in Village centre with easy, level access to shops and facilities.

*Parking is not well catered for along Main Road with difficulties at the shops/ post office and the Victory Hall. There are also issues at Dryfield and to a lesser extent at the Doctors Surgery.*

**RP03** There is traffic congestion in the Village centre.

*There are some issues through the village centre particularly at peak periods around the shops / post office. The other concern is with the major roads approaching the village which are affected by traffic in and around the Exeter fringe which cannot cope with existing rush hour traffic.*

**CS01** The present Pre-School facility is inadequate for the demand placed on it.

*The Community Plan also demonstrates the need for a Nursery in the Village.*

**CS02** Parish support for Exminster Community Primary School to remain a central part of the Village.

*Devon County Council has no immediate plans for a replacement school but the Parish Council is supporting the school's plans for a four-classroom extension which is needed to accommodate the growing pupil numbers.*

**LA01** Provision of a range of enhanced and/or additional indoor and outdoor sports facilities, including swimming pool, purpose built sports centre, tennis courts and bowling green.

*There is also demand for additional allotments.*

**SH01** The provision of an additional range of goods and shops, including a community shop, to serve the growing population

**In order to address these issues, a number of Focus Groups have been set up:**

- Highways Focus Group (including footpaths, cycle paths and the centre of Exminster Village)
- SW Exeter Focus Group (including large scale Indoor and Outdoor sports and leisure facilities)
- Housing, Commercial & Retail Focus Group (excluding South West of Exeter)
- Pre-school Focus Group (including Nursery provision)
- Consultation and Communications Focus Group (to inform and engage with the residents)

**Exminster Parish Council**

## Highways Focus Group

The focus group shared and discussed issues and potential solutions for highways in Exminster. The discussion document is reproduced here:

### Highways

The highway infrastructure in Exminster is largely historical and is not really fit for purposes for a rapidly expanding, comparatively affluent community that Exminster has become. It would be difficult to address these shortcomings as far as the village centre is concerned without some demolition of property and this, I would suggest, is unacceptable, both in terms of cost and the social unrest it would cause to those affected. However, we are fortunate to have two relatively new pieces of highway infrastructure which if managed appropriately could ameliorate the situation without incurring undue costs or inconvenience.

Reddaway Drive is a long sweeping road that has, by present day standards, a good surface. Unfortunately it has become a hive for the ubiquitous learner drivers who constantly impede the flow of traffic by practicing the tricks they have to perform to get through their driving tests! It is also subject to wide scale parking, which constricts the flow of traffic and cause delay, particularly for buses. There is little evidence that the parking is that of residents' vehicles. Most residents either park on their own private driveway or on the various estate roads on which their homes are located.

I would suggest that in order to fully take advantage of the potential of Reddaway Drive the following changes are made to road layout in the immediate area.

1. That Reddaway Drive becomes the main route for traffic entering or exiting Exminster from/to the Northern exit.
2. That Main Road between Reddaway Drive's northern and southern exits becomes No entry except for access.
3. That traffic exiting Milbury Reach is only allowed to turn right and those who have to take their vehicle into the village centre do so by turning right and then left into Reddaway Drive. Discussions will have to take place with Devington Park estate to prevent Hospital Drive becoming a 'rat run', something that the estate would almost certainly find unacceptable.
4. Both the Northern and Southern junctions of Reddaway Drive with Main Road would need to be remodelled and priorities changed.
5. A pedestrian crossing should be provided on Main Road just north of the Southern junction with Reddaway Drive. This is essentially to allow children who live on the North side of Reddaway Drive a safe route to school without the need to cross Reddaway Drive. However, I am aware that it is not only children who live in the area and some pedestrian crossing facilities may be necessary in Reddaway Drive as traffic volumes increase. Discussions should take place with the school to close the entrance in Townfield and children should enter the school either via Hillcrest or the main entrance in Main Road which is at present supervised by a highly efficient School Crossing Patrol. Should the Townfield entrance remain open many of the benefits of the scheme fail.
6. The residents of existing properties between the southern junction of Reddaway Drive and Hospital Drive, on both sides of the road should benefit from the vast reduction of traffic in this section of road, and the fact they are gaining access to their property means they can reach their properties more or less as now.
7. The appropriate speed limit will have to be decided for Reddaway Drive, which should be 30 mph.
8. Some provision will have to be made in or near Reddaway Drive for the displacement of parking from this road and this will prove challenging. A decision will also have to be made whether to restrict parking by means of waiting restrictions or only take enforcement against dangerous or inconsiderate parking.
9. The area of grass on the South side of Reddaway Drive besides St Martin's Football Ground offers an opportunity to provide parking for up to 40 cars. Consideration should be given to implement to provide additional parking for vehicles displaced by any further restrictions in Reddaway Drive and to provide much needed extra parking capacity when a football match is being played. However, some form of policing will be required to prevent long term parking and misuse.

Such a scheme offers substantial advantages. These are:-

- (a) There are no direct frontages on to Reddaway Drive; therefore safety is improved on the new main route.
- (b) Discourages frequent use of Reddaway Drive by driving instructors to teach learner drivers three point turns.
- (c) The route offers a better journey ambience than the present one.
- (d) Discourages parking on Reddaway Drive, particularly as a substantial number of additional spaces are being provided.
- (e) Improves cyclist and pedestrian safety in Main Road to a considerable degree.
- (f) May encourage more vehicles from the southern end of the village to enter/depart the village via Duck Lane and Sannerville Way.
- (g) May encourage more people from Milbury Reach to access the village centre by walking or cycling.
- (h) Offers residents of Main Road between the south junction with Reddaway Drive and Hospital Drive, a safer entrance and exit, both by vehicle and on foot to and from their properties.

The scheme also offers some disadvantages but these are mainly of a minor nature and do not detract from the scheme as a whole. They are:-

It will require considerable signage, No Entry, etc. These may not always be obeyed but it is reasonable to assume the majority will obey and road engineering can make it difficult for those who choose not to do so.

Journey lengths are increased into and out of the village (Exeter direction) by about 0.3 miles. 0.4 miles in the case of Milbury Reach residents.

The new route has far steeper gradients than the old one.

Arrangements will have to be made to prevent Hospital Drive becoming a 'rat run'.

There is a potential possibility that headlight glare could affect vehicles travelling South on the M5.

It has been suggested that Main Road could be blocked off near the junction with Hospital Drive, thus creating a cul-de-sac, to prevent drivers who ignore the signs using it from the South continuing to use this road as a throughway. However, it is necessary for the 'B' bus to turn left out of Milbury Reach. Possibly a very short stretch of bus lane might solve the problem.

David Short John Goodey, Nigel Dyson.

## **Housing Focus Group (excluding South West of Exeter)**

The housing focus group presented information related to affordable housing in Milbury Reach development as well as discussing the village boundary defined in the Local Plan for Teignbridge.

### **Affordable Housing in Exminster : Milbury Reach**

As part of the new development at Milbury Reach, Linden Homes and Bloor Homes are required to provide some 105 affordable homes to meet the needs of local people in housing need who are unable to afford property on the open market. An explanation of the different types of affordable housing is contained on another information sheet available today.

In the Milbury Reach development, 73 of the affordable homes are for rent and the remainder are for shared ownership and these homes will be provided in stages during the course of the development. When completed they will be managed by Aster Housing and Sanctuary Housing, two Registered Social Landlords (RSL's). RSL's were formerly known as Housing Associations.

The rented accommodation will ultimately comprise the following : 12 one bed flats, 18 two bed flats, 20 two bed houses, 17 three bed houses and 6 four bed houses. The shared ownership component comprises 22 two bed houses and 10 three bed houses. It is normal in shared ownership properties for the RSL to offer initially to sell about half of the value of the property to the occupant and charge rent on the remainder but there is usually a range offered.

The first affordable homes comprising 10 one and two bedroom flats for rent have been advertised and applications through Devon Home Choice for these homes are currently being considered. Further rented and shared ownership properties are expected to be available later this year.

In considering applications for these homes, the RSL's must give first opportunity to those persons having priority under a planning obligation imposed by Teignbridge District Council when the planning application for Milbury Reach was granted.

Those who have first priority are those who unable to afford other suitable housing in the locality and :

Are resident within the parish of Exminster or have a strong local connection with the parish. Special priority is given to those who are either employees in Exminster or Exeter or have the offer of a full time job in Exeter or Exminster.

If insufficient persons in the above category come forward then, the homes will be offered to eligible persons who are currently resident in the district of Teignbridge or have a strong local connection with the district and are either employed in Exminster or Exeter or have the offer of full time employment in Exeter or Exminster.

After this then the trawl for initial tenants is widened though the priority categories still apply when the homes are re-let or resold on shared ownership terms.

The reference to strong local connection requires the RSL when allocating the homes to consider family associations with existing local residents, persons who have lived in the community but have recently moved away and those having permanent employment in the area

Exminster is hosting these homes and it is important therefore that Exminster residents and those who have a close connection with the parish who have a housing need make known that need by registering it when properties are advertised through Devon Home Choice or South West Homes. Further advice on the allocation process is available through the respective websites or by contacting Teignbridge District Council.

**IF YOU HAVE A HOUSING NEED THEN REGISTER IT.**

Should you not have a housing need at the present time but know someone who might then spread the message. If you know someone, who does not have a need at this precise moment but is likely to have a need in the near future then also make them aware of the opportunities that might meet their requirements in future phases at Milbury Reach. It is also worth noting that should the proposed development at Sentry's Farm go ahead then this will be required to provide a further 25 units of affordable accommodation.

### **What do we mean by affordable housing?**

There are a number of different types of housing which meet the definition of affordable housing for planning purposes.

**SHARED OWNERSHIP** – this is where you part buy, part rent your home. In a typical housing association example, you would start off owning 40% equity and paying rent on the remaining 60% with the option of buying a greater share or be able to raise a mortgage. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

**SHARED EQUITY** – there are a number of types of shared equity housing. Often you will own the freehold, and another party will also have an interest in the value of the home such as through an equity loan arrangement (you will have paid less than the market value of the home). Where such housing is provided as affordable housing, there will be a restriction on price, occupation and resale. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

**AFFORDABLE RENTED** – this is where you pay less than market rent to a housing association or similar organisation. The rent is no more than 80% of current market rents. Affordable rented housing has replaced “social housing” where rents were 50-60% of market rents. Some existing council or housing association properties are still rented at these levels.

**SELF BUILD** – this is where you are directly involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self build can be for rented housing, but is normally some form of ownership. If the home is considered as affordable you will need to have an affordable housing need. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

### **Where do we register?**

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Home Choice. Visit [www.devonhomechoice.com](http://www.devonhomechoice.com) . If you are looking for a shared ownership you should register with South West Homes at [www.southwesthomes.org.uk](http://www.southwesthomes.org.uk)

## **TDC planning**

Representatives from TDC strategic planning were available to answer questions about the Teignbridge Local Plan and any other matters of interest.

More information on the Teignbridge Local Plan can be found on their website:

<http://www.teignbridge.gov.uk/index.aspx?articleid=16268>

**==== End ====**