

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
- COM07 Quicker access to medical care at the Limes Surgery
There is a risk that the South West of Exeter development will mean less investment in the infrastructure at the Surgery and, possibly, a relocation to north of the M5
- COM15 Provision of a railway halt for Exminster
The Teignbridge District Council Emerging Local Plan includes the possibility of a railway halt in the second half of the 2013 – 2033 period subject, of course, to justification and funding