

Report to Residents

In March 2015, following approval by referendum of Exminster residents, Teignbridge District Council (TDC) formally adopted the Exminster Neighbourhood Development Plan.

This was the culmination of three years' work starting with the Exminster Community Plan in the summer of 2011 and resulting in the overwhelming approval by Referendum of the Exminster Neighbourhood Development Plan (NDP) on 12 February 2015.

The Parish Council had proposed a Neighbourhood Development Plan in response to concerns raised by residents about the impact of further development within the village settlement boundary, the lack of infrastructure serving the existing community and the planned development of 2,000 new houses in the Matford area of the Parish.

Where can I view the Plans?

The Community Plan and the Neighbourhood Development Plan are both available on Exminster Parish Council's website:

www.exminsterparishcouncil.gov.uk

The formal adoption by TDC on 17 March 2015 made the Exminster NDP a legal planning document with equal weight to the TDC Local Plan. This means that when planning applications are considered by the TDC Planning Committee (or by a Planning Inspector following appeal by a developer) the Exminster NDP development policies must be taken into account alongside other TDC planning policies.

How are projects funded?

The Community Infrastructure Levy (CIL) is a charge on new development. Having an adopted NDP means that TDC must pass on 25% of any CIL revenues collected in our Parish directly to the Parish Council so that local infrastructure needs can be met. Without an NDP, TDC would only be required to pass on 15% of CIL revenues.

Following the adoption of the NDP, Exminster Parish Council established an Implementation Group (known as ENDPIG) to promote the Plan and bring forward projects to the Parish Council for funding through the Community Infrastructure Levy (see side panel). ENDPIG has both Parish Councillors and community members serving on it. A considerable focus for ENDPIG over the past eighteen months has been the South West of Exeter Urban Extension (the Matford Development) but other projects have also been worked on.

Exminster Parish Council, January 2019

CIL INVESTMENT

Since the introduction of the NDP the Parish Council has received CIL on the development of Exminster House into apartments and Courtney Grange, the Bovis Homes development. The Parish Council is using the CIL to invest in community projects across Exminster village and the Matford Development.

To date, CIL has funded design work for the proposed Matford community facility, feasibility studies and design work on the northern and southern road junctions of the main road through the village and Sannerville Way, a footpath through Gissons field and preliminary costs associated with the connection of the Deepway Centre to mains drainage. It has also funded professional fees to support the Matford development planning process. Full details of CIL spending are available on the Parish Council website.

TRAVEL AND TRANSPORT

The Community Plan highlighted the concerns of residents about the length of time it takes to leave the village at the northern junction in the mornings and the safety of crossing at the Southern Junction.

The original intent at the Northern Junction was to move the existing pedestrian crossing on the A379 to the south-east (Dawlish) side of the junction and to install a Tiger Crossing (a pedestrian crossing that cyclists can also ride across) underneath the motorway bridge. Since the estimated cost of these works was very high (£250,000), the Parish Council decided to wait for the Bridge Road improvements to be completed and then to assess the likely benefit before committing.

After consideration, the Parish Council resolved that the signalling of the junction would not significantly improve waiting times due to stationary traffic tailing back past the junction from Matford Roundabout. However, the installation of a crossing underneath the motorway bridge to provide a safer crossing point was fully supported and is now being pursued with Devon County Council (DCC).

At the Southern Junction, a signalised pedestrian crossing is not feasible due to visibility. The Parish Council have recently contracted DCC to install a pedestrian/cyclist refuge on the A379 just south of the Swan's Nest roundabout to provide a safer crossing point.

The final part of the plan is a cycle path that links the northern and southern junctions. The Parish Council has been exploring potential routes for the cycle path and the necessary land access.

The Parish Council has recently approved plans, subject to legal agreements, to construct a path across Gissons field and to improve access to the play-park from Crockwells Road.

COMMUNITY FACILITIES



As the number of people living in Exminster grows, there is increasing pressure on community facilities such as the Victory Hall and Deepway Centre, especially in the evenings. Investment by the Parish Council has been made over the last year in the refurbishment of the Victory Hall and the recent connection of the Deepway Centre to mains sewage. The Parish Council is exploring further opportunities to improve facilities as well as providing new ones to cater for the growing needs of our community.

PUBLIC GREEN OPEN SPACES

It is clearly important to residents that there is no unwarranted infilling within the Settlement Limit (the boundary of a village within which building can take place with planning permission) and that there is no further large-scale development adjacent to the Settlement Limit which has the effect of extending the building boundary for Exminster village.

The Parish Council will seek to purchase parcels of land as and when the need arises both to maintain existing green spaces within the Settlement Limit and to protect green spaces adjacent to the Settlement Limit.

SOUTH WEST OF EXETER URBAN EXTENSION (MATFORD DEVELOPMENT)

The Matford Development is a development of 2,000 houses north of the M5 and within the Parish of Exminster. The planning process has been very protracted while the planning agreements between TDC and the developers were agreed. In November 2018, outline planning permission was granted to Bovis Homes, the developer of the largest area (see map below). The Parish Council took legal advice on the planning agreements to ensure the best possible representation in the negotiations and will continue to input on the detailed planning for each phase as they come forward.

As well as housing, there will be an education campus, a GPs' surgery, indoor and outdoor sports facilities and a community centre.



Matford Home Park (area E2 in the plan) was granted outline planning permission in July 2014.

Bovis is expected to build over 1,300 dwellings (in areas A1, B, C and D). Additional housing areas are provided by Westcountry Land (area A2) and Matford Home Farm (area E1).

*Full details can be found in the planning section of TDC's website:
www.teignbridge.gov.uk/planning*

THE MATFORD FACILITY

The 'Matford Facility' is the name being given to a planned multi-million pound community sports and leisure centre to be built within the Matford Development, potentially incorporating a GPs' surgery, café, managed office space, gym and space for fitness classes and community groups to meet.

The Matford Facility will be partially funded by developer contributions and grants, with the Parish Council contributing a significant part through CIL revenues due from the Matford Development. The facility will be designed to be financially self-sustaining in the long-term.

Delivery of the facility will take longer than expected as it is dependent on the overall site development and the rate at which CIL is received from developers. The Parish Council recently supported a bid by DCC to the Housing Infrastructure Fund for forward funding of essential infrastructure for the Matford Development, such as access works, utility upgrades and community facilities, and, if successful, this could help bring forward its delivery.

THE PARISH COUNCIL'S PRIORITIES

With such a large development in the Parish, the Exminster NDP sets the priorities as: Education, GP provision, Indoor & Outdoor Sports and public open spaces – these are from the Community Plan. It is important to have education and GP provision in Matford itself, not only for the convenience of the new residents but also to ensure that Exminster village facilities are not over-stretched.

EDUCATION

The Parish Council has worked closely with TDC and DCC on site selection for a new school at Matford, and the Department for Education has appointed the Ted Wragg Multi-Academy Trust to provide an all-through school on the site. The Parish Council will continue to work with the Ted Wragg Multi-Academy Trust to ensure that facilities provided are the best they can be for the school and for shared use with the community.

GP SURGERY

NHS England are managing the process for allocation of GP services for Matford. The Parish Council are encouraging NHS England to ensure that there is adequate GP coverage from the very outset, and to provide space for it within the Matford Facility.

INDOOR AND OUTDOOR SPORTS FACILITIES

The Community Plan identified a lack of indoor and outdoor sports facilities in Exminster. A tennis court, multi-use games area and outdoor gym have already been provided at Spurfield/Deepway Green and the skate park and Under 8s play area were upgraded.

The lack of a suitable site for large-scale indoor sports facilities in the village led the Parish Council to seek facilities in the Matford area (NDP Policy EXM1) which could be used by the whole Parish. This aligns with the TDC Development Framework (www.teignbridge.gov.uk/media/1722/swe-development-framework.pdf) that calls for community, sport and leisure facilities to be included within the development.

Unfortunately, the Parish Council's original aspiration of owning and managing a floodlit Artificial Turf Pitch at Matford proved unrealisable in the planning process and so the Parish Council now intends to work closely with the Ted Wragg Multi-Academy Trust to ensure that high quality sports facilities are developed for the benefit of both the school and the community.

FEEDBACK

If you have any comments or questions about this report or if you would like to get involved with the Implementation Group, we would be pleased to hear from you. You can talk to any of our Parish Councillors or you can get in touch with Jill Daw, Parish Clerk.

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