

Annual Report to Residents 2016

Do you remember the VOTE YES flyers circulated around the Parish in December 2014?

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 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 website: www.exminsterparish.org.uk

Exminster's NDP was formally adopted by Teignbridge District Council (TDC) on 17 March 2015, making it 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, this amount would fall to only 15%.

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 CIL. 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 (Matford Development) but other projects are also under consideration.

This first Annual Report is published by Exminster Parish Council to provide an update to Exminster residents.

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 about the safety of crossing at the Southern Junction. Plans for the Southern Junction were originally considered as part of the Sentry's Farm development, and the Parish Council has been working with Devon County Council (DCC) Highways on improvements to the Northern junction.

The intent at the Northern Junction is 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. Traffic Lights would also be installed at the junction to detect traffic waiting to leave the village and turn the lights red to traffic on Sannerville Way. DCC Highways are now working on the detailed design.

At the Southern Junction, a signalised pedestrian crossing is not feasible because of the curve of the road. The proposal at this Junction is to build a pedestrian refuge in the A379 just south of the Swan's Nest roundabout. This will have the effect of slowing down traffic approaching from Kenton and providing a safer crossing point for cyclists and pedestrians.

The final part of the plan is a cycle path that extends from the Northern Junction to the Southern Junction, passing through Milbury Reach, Gissons, Crockwells Meadow and Berrybrook Meadow to the Main Road, before joining up with the established cycle path at the Swan's Nest roundabout.

The Parish Council has recently approved plans, subject to Planning consent, to construct a path across Gissons playpark and to improve access to the park from Crockwells Road.

COMMUNITY FACILITIES



As the number of people living in Exminster grows, there is increasing pressure on community spaces such as the Victory Hall and Deepway Centre, especially in the evenings. The Parish Council is exploring opportunities to improve the existing facilities as well as providing new ones to cater for the growing needs of our community.

PUBLIC GREEN OPEN SPACES

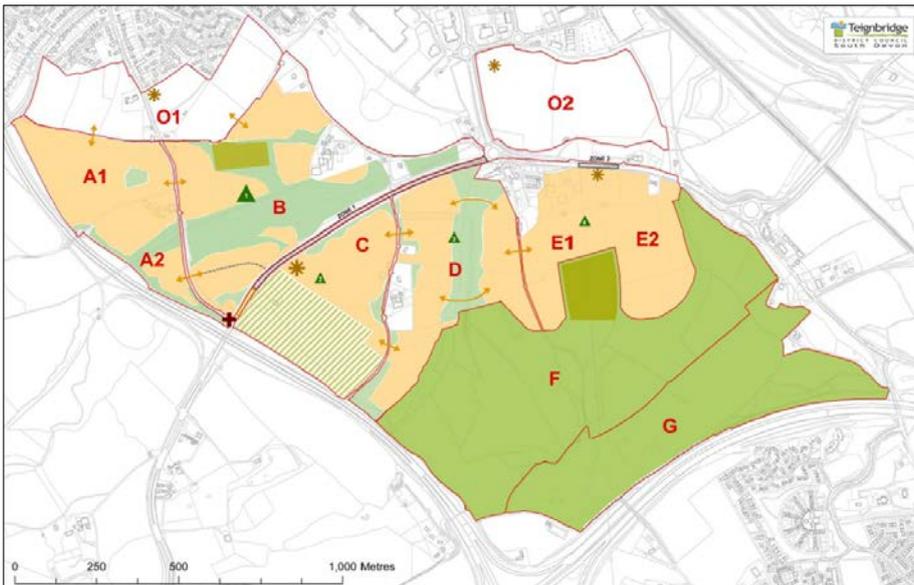
It is clearly important to residents that there is no unwarranted infilling within the Settlement Limit (the boundary of a village within which building can take place with planning permission) and that there is no further large-scale development adjacent to the Settlement Limit which has the effect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

"By continuing to build in the area, we will eventually become so big that we will lose the 'community'... and become like an Exeter suburb."

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

The South West of Exeter Urban Extension or, as the Parish Council refers to it, the Matford Development, is a proposed development of 2,000 houses north of the M5 and within the Parish of Exminster. As well as housing, there are plans for an Education Campus, a GP Surgery and indoor and outdoor sports and other community facilities. The plan below is adapted from the South West Exeter Development Framework (a link to the full document can be found on the Parish Council's website) and shows where the development is to take place.



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).

Once outline planning permission for the Bovis application has been approved, the applications from **Westcountry Land** (area A2) and **Matford Home Farm** (area E1) are likely to follow.

THE PARISH COUNCIL'S PRIORITIES

With such a large development in the Parish, the Exminster NDP sets as its priorities: Education, GP Surgery, Indoor & Outdoor Sports and public open spaces – all of which came from the Community Plan. In the case of both education and the GP Surgery, it is important to have appropriate facilities in Matford, not only for the benefit of the new residents but also to ensure that any lack of facilities does not fall back on Exminster village.

EDUCATION

The Development Framework provides for a two/three form entry primary school and a secondary school. The Parish Council has worked closely with TDC and Devon County Council on site selection and with potential free school providers to ensure as wide a choice as possible. The Council has also lobbied the Regional Schools Commissioner to highlight the importance of delivering education across all year groups from day one to encourage sustainable community development. Recently, the Department for Education has appointed the Ted Wragg Multi-Academy Trust to provide an All-through Creative School on the site.

GP SURGERY

Talks have taken place between the Parish Council, the Westbank GP Practice (Limes Surgery), the Ide Lane GP Practice in Alphington, and NHS England to ensure that there is adequate GP coverage from the very outset. It is expected that the Ide Lane Practice will provide initial cover

for new residents before taking over a brand new 500 square metre GP Surgery in the Matford development.

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 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 pursue parish-wide facilities in the Matford area (NDP Policy EXM1). This aligns with the Infrastructure Plan for South West Exeter which calls for community, sport & leisure facilities.

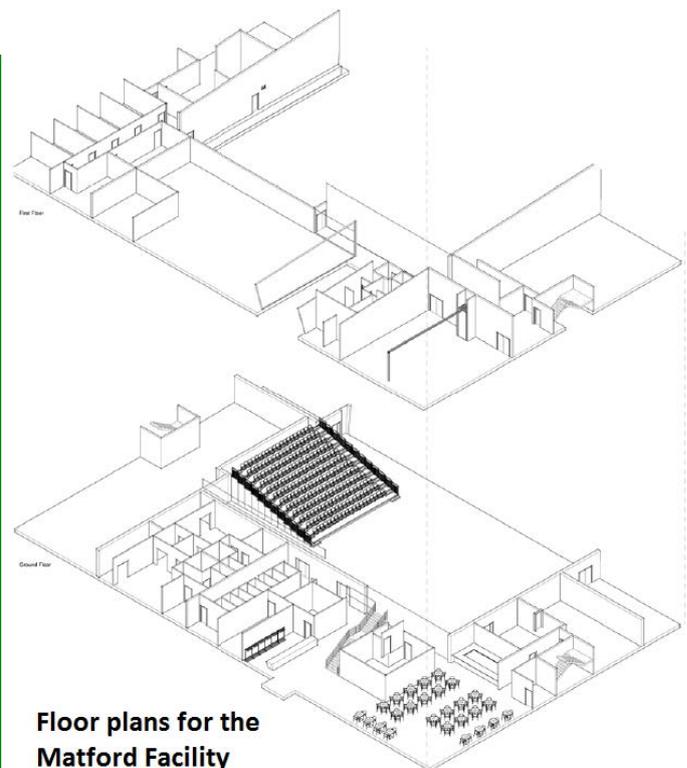
THE MATFORD FACILITY

The 'Matford Facility' is the name being given to a planned multi-million pound community sports and leisure centre to be built at Matford, also incorporating a GP Surgery, cafe and managed office space.

Based on designs recommended by Sport England, the main hall will be sized to accommodate four badminton courts but can be flexibly configured or sub-divided for other sports and community uses. Built over two floors, the Facility will also include a gym, changing rooms and space for fitness classes and community groups to meet.

The Parish Council is also planning outdoor all-weather pitches with floodlighting and changing rooms, which would allow sports such as five-a-side football to be played all year around.

The funding for the Matford Facility is expected to come from Developer contributions, estimated at £4.8 million, and from grants, with the Parish Council contributing a significant part through CIL revenues due from the Matford Development. Both the Facility and the outdoor pitches will be designed to be financially self-sustaining in the long-term, with income coming from hire agreements with schools and local sports and community groups, and commercial rent from office space.



Floor plans for the Matford Facility

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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