

RESPONSE TO TEIGNBRIDGE DISTRICT COUNCIL'S LOCAL PLAN REVIEW 2021

Summary

Exminster Parish Council, reflecting the views of residents expressed recently and over many years, disagrees fundamentally with the proposals set out in the Local Plan Review. These representations have been prepared with advice from a Planning Consultant and a Transport and Highway Consultant.

The reasons for objecting are:

1. Teignbridge District Council (TDC) is required by the National Planning Policy Framework to collaborate with Parish Councils before making proposals. This has not happened.
2. TDC has chosen to include a 'buffer' of 20%, even though it is permitted to choose 5%. Reducing the buffer to 5% reduces the numbers by approximately 3000 and therefore removes the need for any further development in Exminster within the Plan period.
3. Exminster Parish Council (EPC) was not consulted to provide or contribute to a housing needs analysis, nor were they consulted for their views on the local issues and constraints that affect development proposals in the Parish e.g., there is no realistic prospect of increasing infrastructure within the Village simply because of space constraints. Neither the GP surgery nor the school can be expanded on their present site and there are no suitable alternative sites available.
4. The Parish of Exminster has absorbed a population increase of almost 40% over the past 20 years, with no significant increase in infrastructure (surgery, school, highways, etc). The South West Exeter development (SWED), already accepted by the Parish Council and factored into the Neighbourhood Development Plan, will double the size of the population over the next 5-10 years.
5. With ongoing development on this scale in the Parish, a significant period is required to assess and mitigate the impact on the lives of local residents. It is simply not acceptable, at any human level, to plan for the continued blighting of lives through continuous development and loss of amenity, for a further 20 years.

6. Within Teignbridge, Exminster Parish has about 3% of the population (before the SWED) and about 4% of the land, yet TDC are proposing it should accept another 16% of the proposed development. There can be no justification for skewing the development proposals towards a single Parish in this way.
7. The Exminster West proposal removes a green buffer between Exminster Village and the urban extensions, which makes Exminster a Village. These green areas and country lanes are important to the health and wellbeing of residents, support the local ecology, and their benefits have been highlighted throughout the pandemic.
8. All the housing proposals would result in increased traffic within Exminster and the country lanes, where it is inconceivable that improvements could be made to cater for it. Major routes into and out of Exminster, and around the wider area, would be significantly impacted as well.

Considering the above and the detailed representations below, the only reasonable conclusion that the Parish Council can reach is that none of the proposed site allocations are acceptable and there should be no additional site allocations above those already planned for in the existing Local Plan and Neighbourhood Development Plan, for the duration of the new Local Plan i.e., until at least 2040.

The Parish Council is more than happy to discuss these representations at the appropriate stage of the Consultation.

DETAILED REPRESENTATIONS

These representations follow the structure of the Local Plan review 2020-2040 published by TDC.

Chapter 1: Introduction

The preparation of the Local Plan Review is an important process which should quantify the amount of new housing and employment development in the District as well as identifying potential locations for that development in the period 2020-2040. The decisions made will have significant implications for the quality of life of residents in the Parish. The Parish Council is disappointed that the District Council did not carry out any significant consultation with Parish Councils in advance of the publication of the Local Plan Review, in order to understand their views on the potential impact of any additional development on their local communities. The National Planning Policy Framework (NPPF) (July 2021) paragraph 25 states that:

“Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities...”

The Parish Council considers that the District Council has totally failed in its duty to adequately consult with the local community in Exminster Parish and thus in its Duty to Co-operate. This is particularly disappointing given that the Parish Council was one of the first Parish Councils to prepare their own Neighbourhood Development Plan (NDP). That plan sought to enable the Parish to plan for future development within their Parish and to set defined settlement limits for Exminster. The Local Plan Review essentially ignores the NDP’s objectives, policies and wishes of the local community.

Chapter 2: Development Strategy

The draft Local Plan does not mention the housing development that the Parish has already accepted within its area and the effect on local services, facilities and the health and wellbeing of the local community. These are important considerations that the Parish Council feel is missing from the Local Plan Review. If the District Council had taken an opportunity to carry out meaningful consultation with the Parish Council, then it would have been fully informed of these issues rather than having to now receive them in these representations.

It is noted that one of the issues identified is the potential for new development on the Exeter Urban Fringe and significant implications on landscape sensitivity and sustainability to the city. Exminster Parish has accepted in excess of 3,000 new dwellings in the Parish over the past 10 years. Clearly, the impact of any additional new development in addition to that which has already taken place needs to be carefully considered and assessed. The Parish Council is of the view that this has not taken place in the Local Plan Review. The Parish Council considers that Exminster Parish needs a period of time to allow these developments to be completed and assimilated into the Parish in order to allow the full effect to be assessed on the local community.

The introduction to the Local Plan Review states that all of the options included within the Plan have been informed by a robust assessment process. The Parish Council does not agree this to be the case because, if a robust assessment of Exminster’s housing needs had been carried out,

no additional residential development would be identified within Exminster Parish. These representations will explain this position further.

The Local Plan states that:

“Exminster has a good range of services including a shop, public house, village hall, a primary school, doctor’s surgery and pharmacy, a pre-school, and a dentist.”

There is no dentist and the Village has not had one for the past 3 years. Also the primary school is at capacity and the GP surgery is virtually at capacity.

“The village has high levels of self containment where residents can largely meet their day to day needs within walking distance. It is served by peak hour/frequent bus services.”

The analysis set out above is **not** correct nor up to date. Furthermore, it should be noted these services support the current Village and the additional 2,000 dwellings at Matford (even though the proposed shops at Matford will not be developed).

The Local Plan Review now proposes that this same level of service should support an additional 1,000 plus dwellings in the Parish without any detailed analysis on the impact that level of development will have on these services.

TDC Development Strategy

Exminster's population has grown from 3,084 people in 2001 to 4,300 in 2021 (est), and the Parish's population will continue to grow as a result of additional housing development already in the pipeline i.e., 2,000 dwellings plus. Indeed, the Parish's population will double as a result of the development already under way i.e. it is estimated a rise by a further 4,800 people as a result of all of the new development.

Between 2010 and 2015, two new housing developments were allowed (on appeal) for 64 dwellings at Sentry's Farm and 300 houses at Milbury Reach. These developments have taken place immediately adjacent to Exminster Village and were approved without any significant new infrastructure to keep pace with the rate of development. There is, of course, the South West Exeter Development (SWED) providing 2,500 dwellings over the next 5-6 years (2,000 of which are within Exminster Parish). That development is to have an education campus, GP surgery, indoor and outdoor sport facilities and community centre. These facilities have not yet been provided and other facilities that were originally planned have now been excluded from the development e.g., a separate Primary School and shops. No bus service is included in the development contracts.

So, in summary, the Parish has seen some 2,400 new dwellings granted planning permission over the last 10 years. No assessment appears to have taken account of this level of development and the effects that further new housing development would have on the Parish and the existing residents' wellbeing and quality of life.

The Local Plan Part 2 states that various criteria have been considered in reaching this stage which includes the following: -

- 1. Business as usual (i.e. the current Local Plan strategy)**
- 2. Town centre intensification**
- 3. Mainly rural distribution**
- 4. Proportionate growth of all settlements**
- 5. Areas with greatest public transport infrastructure (South West Exeter development, Matford has not been granted a separate bus service for the development)**
- 6. Areas with access to greatest employment opportunities**
- 7. Development away from international wildlife sites**
- 8. Market led**

It would appear from the various criteria that there is not a 'do nothing' option particularly given the quantum of development that has already taken place in the area. EPC believes that this is a significant flaw in the various option scenarios. It would appear that TDC considers that new housing will be provided in ALL areas regardless of the consequences.

The preferred scenario of the Local Plan Review is set out as follows: -

“focuses the majority of development in the largest settlements of the district (as per scenario 1) where new residents benefit from the greatest access to healthcare, education,

shops, sustainable transport links and other essential services. This will enable better social and economic wellbeing, as well as have the biggest impact on mitigation for climate change impacts;

Enables proportional growth of the defined rural villages (i.e. those with at least a basic level of service provision) as per scenario 4. This will provide important local opportunities for housing and support the provision of neighbourhood facilities without overburdening them. It also opens up more sites and locations for consideration, meaning that the pressure to find land on sensitive sites around the larger settlements is reduced, thus helping to minimise potential negative effects on very sensitive environments.”

It is noted that Chudleigh and Bickington have been identified as not being able to support additional site allocations in the Local Plan Review. The Parish Council believes that this should also apply to Exminster because similar circumstances exist:

1. The existing primary school is already at capacity and cannot be expanded due to the size of the site and by education legislation.
2. The proposed education campus at the SWED is only planned to meet the needs of that development.
3. The existing GP surgery is at or near capacity and again the new GP surgery at the SWED has not been constructed as funding is still to be secured. Again, the new GP surgery will only meet the needs of that development.

How much housing development is required?

It is recognised that the amount of new housing development is determined by the nationally set 'standard method' formula. The Local Plan review is suggesting that the overall housing provision is 18,240 dwellings in the period of 2020-2040. This includes the current requirement 751 dwellings per annum together with a buffer of 20%. The Council will not know essentially what their housing requirement will be until the Local Plan is submitted for independent examination, as the Government is likely to alter the methodology again. An analysis of the Government's latest Housing Delivery Test results indicates that the Council does not need to take any additional action on its housing delivery. The Parish Council therefore believes that a 5% buffer is more appropriate and would result in a housing provision of 15,020 dwellings in the period up to 2040 i.e. a reduction of 3,220 dwellings. Indeed, the District Council's latest Five-Year Housing Supply Statement April 2021 states:- (paragraph 2.5)

“Over the past three years Teignbridge Housing Delivery Test performance has always exceeded 98% and on that basis a buffer of 5% has been applied to this land supply statement.”

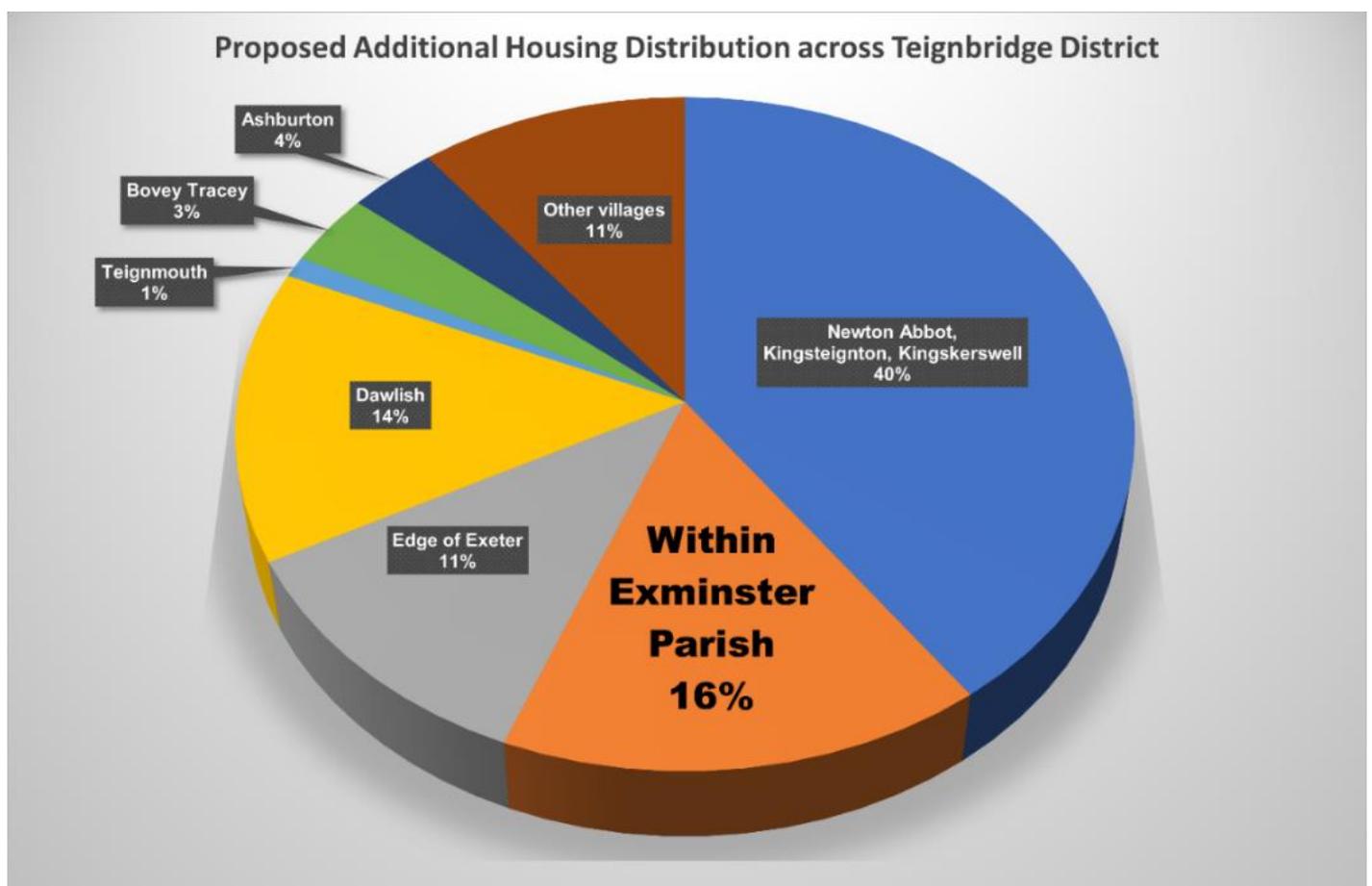
Teignbridge District Council has considered that a 5% buffer is appropriate, and the Parish Council believes that for consistency this should continue to be applied as there is no evidence to suggest that housing delivery will be reduced.

In any event, the Local Plan Review cannot be certain about the proposed housing requirement until the Plan is actually submitted for Examination in 2023 as the methodology for calculating housing requirements may yet change.

However, the Parish Council would urge the Council to adopt a 5% buffer rather than a 20% buffer at the appropriate time.

With regards the distribution of development, it is noted that Exminster Parish is scheduled to take over 1,000 additional dwellings. It is however unclear how these figures were actually arrived at.

The Parish Council has undertaken a review of the proposed distribution of housing in the Local Plan Review (see below).



It is apparent that Exminster Parish would be required to accommodate more housing than Dawlish, Teignmouth etc which are higher category settlements in the settlement hierarchy. The reason why this is not so apparent is that the Local Plan Review disaggregates the distribution of housing in Exminster Parish between the village (260 dwellings) and edge of Exeter (933 dwellings). The Parish Council believes that this is an attempt to under estimate the impact of proposed housing in the Parish.

The draft Local Plan states:

“The amount of development proposed in Exminster is 260 homes. This is proportional to the existing amount of properties in the village, its accessibility, and level of existing service provision. However, the primary school is at capacity and there is no opportunity to expand it on its current site. The level of development proposed would not be sufficient to generate demand for a new school, or fund its delivery. As such, it is proposed that any new homes in Exminster can only be provided as either retirement homes (with an over-50’s occupancy restriction) or one-bedroom ‘tiny homes’. This would ensure that the new development would not generate any additional pressures on the existing school.”

Clearly the number of homes targeted for Exminster is not proportionate to the existing number of properties in the Village. Furthermore, the Parish Council does not consider that retirement and starter homes represent a robust option for the Village for the following reasons:

Annex 2 of the NPPF defines older people as:

“People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.”

None of the proposed areas would be especially accessible for the elderly as most are on sloping ground. There are no easy walkways into Exminster, and there will be no bus service stopping nearby. The Parish Council does not believe that an over 50s occupancy restriction constitutes retirement development in line with guidance in Annex 2 of the NPPF. Furthermore, the potential for a significant amount of older people’s accommodation will put strain on the existing GP surgery that is not capable of any significant expansion to accommodate additional residents. They will place pressure on other existing services and facilities, and some services may have to be sought outside the Village, such as a dentist.

The Parish Council believes that one bedroom accommodation will only ‘skew’ the type of development in the Parish. It believes that young singles or couples attracted to these properties will eventually have children and potentially move into other properties vacated by empty nesters, adding pressure on the primary school. No doubt developers will also seek to propose larger scale (family) homes despite this lack of capacity.

The Parish Council considers that the proposed strategy is not sound and is simply TDC attempting to accommodate part of their housing requirement within the Village for reasons already set out above.

Chapter 8: Housing Sites for Villages - Exminster

It is noted that the total number of dwellings from all of the suggested sites amounts to a minimum of 328 dwellings. It is unclear how these indicative capacity figures have been arrived at but given the nature of development proposed i.e. retirement and 'tiny' dwellings, it is anticipated that the actual quantum would be significantly greater as densities of development would be higher.

Site Appraisal

Each of the five sites proposed for Exminster is considered below.

1. Milbury Barton, Exminster

This is a flat site containing areas of mature woodland adjacent to the Milbury Farm development in the North of Exminster. It also includes an accessible grassed field area enclosed by mature woodland.

Site Size: Total size is 1.31 hectares of which .031 hectares is considered developable. It is unclear where this figure has been obtained from.

Dwelling Numbers: 27 (unclear how this figure was derived)

Constraints

- *Ecology:* The site lies within the Exe Estuary Special Protection Area (SPA) and the Dawlish Warren Special Area of Conservation (SAC) 10 km zone (not as the Local Plan states within 10 km of the SPA and SAC), and development of this site will generate extra visitors. It is adjacent to Cirl Bunting breeding territory. The site contains Priority Habitats of woodland, species rich hedges, grassland and other habitats and features that support Protected Species including bats and dormouse.
- *Education:* Exminster Primary School is at capacity and there is no opportunity to expand it on its current site. The level of development proposed would not be sufficient to generate demand for a new school or fund its delivery.
- *Heritage:* The site is within half a kilometre of Devington Park, the former Exe Vale hospital which is Grade II listed building, and its former Lodges and Chapel. The site lies in an area around Milbury Farm, which is first documented in the early 14th century.
- *Highways & Access:* The two possible access routes to/from this land are both unsuitable.. Access could be provided across the grassed area and cycle path onto/from Main Road, although this land is not within the red line boundary shown and is third party land; there would also be safety issues with sharing a cycle route. The second option is via an existing private lane running between Main Road and the land. This unnamed lane is again under third party control and totally unsuitable to serve a development of up to 27 homes.
- *Amenity of Existing Residents:* The main impacts on existing residents would arise from safety concerns over cars entering and leaving the development onto the busy main road,

worsening the queue of traffic leaving the village at peak times, thereby increasing emissions and noise.

Conclusion

The Parish Council believes that these constraints make the site unacceptable

2. Exminster West, Exminster

Large site area on the western edge of Exminster Village comprising 3 sections. The area is currently or has in the recent past been used for agriculture. Being such a large area, its topography varies from flat and gently sloping areas to steep slopes unsuitable for development.

Site Size: Total size is 22.61 hectares of which 11.51 hectares is considered developable. It is unclear how this figure has been arrived at.

Indicative Number of Homes: 255 dwellings (unclear how this figure has been arrived at. The Parish Council considers that the site would accommodate more dwellings)

Constraints

- *Ecology:* The site lies within the Exe Estuary Special Protection Area (SPA) and the Dawlish Warren Special Area of Conservation (SAC) 10 km zone (not as the Local Plan states within 10 km of the SPA and SAC), and development of this site will generate extra visits. It is within at least three Cirl Bunting breeding territory zones. The entire site is part of 'The Farm (Exminster) County Wildlife Site (CWS), identified for Cirl Buntings. This Cirl Bunting CWS is particularly important as it hosts the most northerly population of Cirl Bunting in Britain. The site also contains Priority Habitats of woodland, species rich hedges, grassland and other habitats and features that support Protected Species including bats, dormouse and brown hare.
- *Education:* Exminster Primary School is at capacity and there is no opportunity to expand it on its current site. The level of development proposed would not be sufficient to generate demand for a new school or fund its delivery.
- *Heritage:* A section of the site lies within half a kilometre of Devington Park, the former Exe Vale hospital and a grade II listed building. It also includes the former hospital's Sanitorium.
- *Landscape:* The site lies in an area that forms part of an open break between Exminster and Exeter. The effects on the rural nature, existing landscape quality, ecology and heritage value are unacceptable as development would erode the rural quality and character of the area.
- *Highways & Access:* This parcel of three areas of land is a little deceptive as the description accepts that only approximately half of the land is developable. The only possible way to access all 3 parcels would be via a network of connecting highway links accessing/egressing via a single new access point. The Local Plan refers to the site as being 'accessed via either Farm House Rise and/or Eager Way, or through possible highway improvements along Day Pottles Lane and/or Deepway Lane'. The capacity of Farm House Rise and its junction onto Reddaway Drive to take this level of traffic is questioned. The issue with Eager Way is that the land to provide access to/from the land is not within the land allocation. The suggestion of improvements to Day Pottles Lane and/or Deepway Lane is unrealistic given both lanes are constrained in width at their access onto the main road through the Village Centre.

- *Amenity of Existing Residents:* The impacts on existing residents would arise from a significant loss of rural landscape close to the Village, and loss of ecology. The development would cause significant increased traffic into the centre of the Village and worsen the queue of traffic leaving the Village at peak times and increase emissions and noise. NHS New Leaf, a valuable local asset, would potentially close.

Conclusion

The Parish Council believes that these constraints make the site unacceptable particularly because:

“Protecting and enhancing the special character of the landscape is an important part of the planning process and essential to quality of life.” Ref: TDC Local Plan 2013-33

The development of this site would totally erode an important open landscape providing health and wellbeing to all life in Exminster Parish.

3. Sentry's Farm, Exminster

The site lies at the southern end of Exminster, adjacent to the recent development at Sentry's Farm. It comprises grassed field enclosed by hedgerows with steeply sloped central area. Residential development to north and east with fields to south and west.

Site Size: Total size is 2.2 hectares of which 1.03 hectares is considered developable.

Indicative Number of Homes: 21 dwellings (unclear how this figure has been arrived at)

Constraints

- *Ecology:* The site lies within the Exe Estuary Special Protection Area (SPA) and the Dawlish Warren Special Area of Conservation (SAC) 10 km zone (not as the Local Plan states within 10 km of the SPA and SAC), and development of this site will generate extra visitors. Much of the site is within Cirl Bunting breeding territory. The site contains Priority Habitats of woodland, species rich hedges, grassland and other habitats and features that support Protected Species including bats and dormouse. The site may act as 'functionally linked land', supporting SPA birds at certain states of tide or weather conditions.
- *Education:* Exminster Primary School is at capacity and there is no opportunity to expand it on its current site. The level of development proposed would not be sufficient to generate demand for a new school or fund its delivery.
- *Heritage:* The site lies within 2.5km of the former Exe Vale hospital, a Grade II listed building.
- *Landscape:* This attractive site is visible from surrounding public viewpoints such as Exminster Golf Centre, and the Exminster Marshes.
- *Highways & Access:* The site would be accessed via connection to existing roads within the Sentry's Farm development which are potentially unsuitable for more traffic.
- *Amenity of Existing Residents:* The increased traffic along Sannerville Way would make the queue of traffic leaving the Village at peak times worse and also increase emissions and noise.

Conclusion

The Parish Council believes that these constraints make the site unacceptable.

4. Sannerville Chase, Exminster

A small grassed site on the northern edge of Exminster adjacent to Reddaway Drive, bordered by mature trees and hedgerow.

Site Size: Total size is 0.41 hectares of which 0.33 hectares is considered developable.

Indicative Number of Homes: 8 dwellings (unclear how this figure was arrived at)

Constraints

- *Ecology:* The site lies within the Exe Estuary Special Protection Area (SPA) and the Dawlish Warren Special Area of Conservation (SAC) 10 km zone (not as the Local Plan states within 10 km of the SPA and SAC) and development of this site will generate extra visitors. It is adjacent to Cirl Bunting breeding territory. The site contains Priority Habitats of woodland, species rich hedges, grassland and other habitats and features that support Protected Species including bats and dormouse.
- *Education:* Exminster Primary School is at capacity and there is no opportunity to expand it on its current site. The level of development proposed would not be sufficient to generate demand for a new school or fund its delivery.
- *Heritage:* The site is within half a kilometre of Devington Park, the former Exe Vale hospital which is Grade II listed building. It lies immediately adjacent to the North Lodge of the former hospital, and the Chapel.
- *Highways & Access:* Access would have to be onto Main Road which is potentially unsafe because of the width of the road and speed of traffic.
- *Amenity of Existing Residents:* The increased traffic would make the queue of traffic leaving the Village at peak times worse and increase emissions and noise.

Conclusion

The Parish Council believes that these constraints make the site unacceptable

5. Land to SSE of Exminster House, Exminster

Open land, currently amenity space, that is mainly flat in nature with the exception of a ridge on the eastern boundary.

Site Size: Total size is 0.73 hectares of which 0.66 hectares is considered developable.

Indicative Number of Homes: 17 dwellings (unclear how this figure has been arrived at)

Constraints:

- *Ecology:* The site lies within the Exe Estuary Special Protection Area (SPA) and the Dawlish Warren Special Area of Conservation (SAC) 10 km zone (not as the Local Plan states within 10 km of the SPA and SAC) and development of this site will generate extra visits. It is close to Cirl Bunting breeding territory. The site contains Priority Habitats of woodland, species rich hedges, grassland and other habitats and features that support Protected Species including bats, dormouse, barn owls and possibly reptiles and badgers. The land on the other side of Reddaway Drive, immediately opposite, was set aside land consequent upon the development at The Buntings and reserved for Cirl Buntings.
- *Education:* Exminster Primary School is at capacity and there is no opportunity to expand it on its current site. The level of development proposed would not be sufficient to generate demand for a new school or fund its delivery.
- *Heritage:* The site is within half a kilometre of Devington Park, the former Exe Vale hospital, which is Grade II listed building, and which can be seen from this site. It is immediately adjacent to the old Exe Vale Hospital cemetery.
- *Topography:* The site is elevated, and housing would be very prominent.
- *Amenity of Existing Residents:* This reduces the availability of local green space to residents. The increased traffic would make the queue of traffic leaving the Village at peak times worse and increase emissions and noise.

Conclusion

The Parish Council believes that these constraints make the site unacceptable

Chapter 7 – Housing Site Options for the Edge of Exeter

An area on the Edge of Exeter (that falls within Exminster Parish) has been identified as a possible location for additional residential development.

As already stated, the SWED is underway but has some way to go before completion. This is particularly the case as many of the services and facilities planned have not yet been provided. Accordingly, the Parish Council believes that no further development should be provided within the Parish until the full impact of this development can be adequately assessed on services, facilities and overall quality of life in the Parish.

The Local Plan Review is suggesting one site at Peamore which could accommodate 933 dwellings albeit it is unclear how this quantum of dwellings has been arrived at.

Constraints

- *Ecology:* Development would have a considerable impact of the ecology of this site. Like those sites in Exminster Village, it lies within the Exe Estuary Special Protection Area (SPA) and the Dawlish Warren Special Area of Conservation (SAC) 10 km zone. Also, portions are within or adjacent to the South Hams Special Area of Conservations (SAC) Greater Horseshoe Bat Landscape Connectivity Zone, Shillingford Wood and Shillingford Plantation ancient woodland, the Peamore Lake Other Site of Wildlife Interest (OSWI), Trood Other Site of Wildlife Interest (OSWI) and an Unconfirmed Wildlife Site (UWS) to the South of Peamore House. The site contains habitats for various protected species including Cirl Bunting, bats, dormouse, and Great Crested Newts.
- *Education:* The schools serving the West Exe area do not have any additional capacity and cannot be expanded on their existing sites. The new primary school (as part of the Through School) planned for the SWED will only have capacity to accommodate existing planned growth.
- *Heritage:* The site contains a Scheduled Monument that would be surrounded by housing.
- *Landscape:* Residential development would be conspicuous from the road users and could be perceived as an erosion of the rural setting of Exeter.
- *Highways & Access:* The A379 is not of a suitable standard to accommodate increased traffic and an expensive upgrade would be necessary. There are no safe crossing points over the A379 between the developments.
- *Amenity of Existing Residents:* There would be impacts on residents during the period of construction and from increased traffic coming soon after the disruption caused by the SWED would be coming to an end. The development would increase traffic along the main arterial routes including Bridge Road.

Conclusion

The Parish Council believes that these constraints make the site unacceptable.

Final Comment

The Parish Council is aware that many residents are unhappy with these proposals and are likely to have commented individually, via the designated form, via email or by letter. The Council would expect to see evidence that all such comments as well as those presented in this document, have been taken seriously and have influenced the final decisions of TDC in the next version of the Local Plan Review. As previously stated, the Parish Council is more than happy to discuss these representations at the appropriate stage of the Consultation.

Distribution

Councillor Alison Foden	Teignbridge District Council Kenn Valley Ward
Councillor Charles Nuttall	Teignbridge District Council Kenn Valley Ward
Councillor Andrew Swain	Teignbridge District Council Kenn Valley Ward
Councillor Alan Connett	Teignbridge District Council, Leader of the Council Devon County Council, Exminster & Haldon Ward
Councillor Gary Taylor	Teignbridge District Council Planning Portfolio Holder
Rt Hon Mel Stride MP	Member of Parliament, Central Devon
Mrs Juliette Thompson	Clerk to Shillingford Parish Council
Ms Penny Clapham	Clerk to Kenn Parish Council