

## REPRESENTATIONS BY EXMINSTER PARISH COUNCIL TO THE TEIGNBRIDGE LOCAL PLAN 2020-2040

### INTRODUCTION

The proposed Teignbridge Local Plan contains over 100 detailed policies. At this stage of the consultation, representations may only be submitted to address

- **Legal Compliance** – does the Plan meet the legal requirements made under various statutes?
- **Soundness** – Has the plan been positively prepared, justified, effective and consistent with national policy?
- **Meets the Duty to Cooperate** – Has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

As recommended by Teignbridge District Council Officers, Exminster Parish Council's representations are submitted under "soundness".

### GENERAL COMMENTS – ALL POLICIES

Exminster Parish Council generally welcomes the proposed new Local Plan and especially its commitments to Climate Change and the Environment. It feels that there are some significant and impressive ambitions contained within the Plan but is concerned that Teignbridge District Council will not be effective in implementing these unless all Council departments, especially the Planning Department, are adequately staffed. Furthermore, there should be a major programme within the Council to change its focus to enforce these policies with an active enforcement regime.

**The Parish Council believe that the full Plan is not sound because it does not explain how the Council is to resource and implement the Plan.**

### GP3 SETTLEMENT LIMITS AND THE COUNTRYSIDE

The Settlement Limit of Exminster has been revised to include two proposed site allocations which Exminster Parish Council submitted objections to, in the Plan Review in August 2021. The reasons for including these within the Settlement Limit (Appendix C Rejected Site Allocations, dated 17 January 2023 table c.8 Proposed Settlement Limit Changes) do not address the comments that the Council and members of the Public made during the consultation.

Milbury Barton REF 1m141wz 39141hm. In 2021, the Parish Council commented:

“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 (sic).

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.”

Although the Parish Council acknowledges that the potential capacity has been reduced to five homes rather than the 27 homes in the proposed allocations, the Parish Council still believe that this is five homes too many and that access to these homes from the main road will be unsafe and that there are no mitigations to this issue.

Sannerville Chase, Exminster REF: i3141lf. This site is within the former grounds of the old Exe Vale Hospital which is Grade II listed building. It lies immediately adjacent to the North Lodge of the former hospital, and the Chapel. The area has largely been unaffected by the development within Exminster, and any development is likely to alter the rural nature of the site and its natural habitat. Table C.8 states that although “difficult to plan any comprehensive development”, the “curtilage may be suitable for some very small scale additional sensitive development”. The Council contends that once this area is included in the Settlement Limit, it will be virtually impossible to enforce the scales and quality under current planning law.

Table c.8 also states that “Direct access to the site is good” but in 2021 the Parish Council commented

“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 off traffic leaving the Village at peak times worse and increase emissions and noise”.

**The Parish Council believe that the inclusion of these sites within the Settlement Limit is not sound because of highways impacts that cannot be mitigated and that they should be removed.**

## **EE2 PEAMORE AND WEST OF EXE**

In 2021, the Parish Council commented on the potential Highways impacts, so it is pleased that the Plan accepts that further modelling of highways impacts will be required (5c) with segregated pedestrian and cycleway (5d) and safe walking, cycling and bridleway routes (5e) and speed limitations (5f). It is however

disappointed that it makes no mention of public bus services and how provision could be encouraged from the very earliest stages of development.

The Council is very surprised and alarmed concerning

5g which states “Either a widening of Days Pottles Lane through the site or an alternative vehicular access route...” and

5h which states “additional passing points along Days Pottles Lane from the eastern edge of the site to Exminster at various points along its route where the road narrows to a single carriageway.”

Even a cursory review of Days Pottles Lane will reveal that the lane is wholly unsuitable for more traffic. Days Pottles Lane is little more than a country lane, and, where it meets with the Main Road in Exminster, there is restricted turning. The Main Road in Exminster from the Swan’s Nest Roundabout towards the junction with Days Pottles Lane is winding, and also not suitable for more vehicle traffic.

**The Parish Council believe that this aspect of EE2 is unsound in that the Plan should make it clear that traffic to and from the proposed new homes at Peamore must be diverted from using Days Pottles Lane, and the Village of Exminster.**

### **EE3 WEST OF EXE COUNTRYSIDE PARK SANGS**

9.34 states that “Where development sites provide on site SANGS, this will be in lieu of relevant CIL payments which relate specifically to offsite SANGS provision”.

The Parish Council believe that there is a risk that developers will provide smaller areas of land, potentially of a lower quality, and that instead of one single countryside park there will instead be a patch work quilt of poorly maintained green spaces.

**The Parish Council believe that this aspect is unsound and that developers should not be allowed to provide sites in lieu of CIL.**

Approved by Exminster Parish Council Meeting

6 March 2023