

19 February 2025

Alex Lessware
Spatial Planning, Delivery & Economy Manager
Teignbridge District Council

Dear Alex,

Further to Helen's response of 7 February, the Parish Council discussed your email at the Council meeting on Monday 17 February and have the following observations:

From November 2012 when Exminster Parish Council adopted the Community Plan, we have endeavoured to provide much needed infrastructure for the Parish. The ENDP 2013-2033 had a policy for a parish-wide facility based in Matford and plans were drawn up and costed in 2016 to provide such a facility. For the past decade or more, it has been the Council's aspiration to see a facility in Matford encompassing community meeting rooms, GPs Surgery and a Pharmacy.

Council is happy to continue exploring alternative site options in case the DCC site cannot be delivered. You are aware that we have had a discussion with the Parris and it would be helpful to know what other alternative site options are available please.

As we have done in the past, Council will work collaboratively with other partners to deliver much needed infrastructure for the whole of the Parish. In the case of the community facility as defined above, the capital spend would have to represent value for money and funding of the CAPEX should include the £4.8 million, plus inflation allowance, of s.106 monies and, with a viable plan which has rental income exceeding revenue costs before the end of five years. In the meantime, Council has agreed to include the community facility in our potential list of projects for the ENDP.

At its meeting on Monday, Council also agreed the priorities arising from the latest consultation with residents. Six projects have been identified and project teams set up. All will involve land allocation and / or spending on infrastructure. CIL monies will need to be spent (e.g. legal and consultancy fees) to achieve the level of detail and certainty required for the related policies in the emerging ENDP 2020-2040 and as soon as estimates are available, we will let you know.

Finally, it would be helpful if you could put us in touch with the appropriate TDC Officer, currently Rob Kelley, to progress our ENDP please.

Yours sincerely,

Jill Daw

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Clerk to the Council

Copies to : Michelle Luscombe (Planning Policy Manager – TDC)

Neal Blaney (Director of Place – TDC)

Exminster Parish Councillors:

Kevin Smith

Lisa May

Adrian Wood

John Goodey

Sarah Ladyman

Nicola Guagliardo

Charles Nuttall

Gary Wheatly

Sheila Churchward

Helen Hibbins (RFO/Deputy Clerk EPC)