

**Notes taken at the Public Meeting which was held at Alphington Primary School at 2.00 pm on Saturday 25 February 2012**

Present: Councillor Miss V Newcombe (Chair), Mr P Croft, Councillor R Ruffle, Councillor M Clark, Mr R Short, Exeter City Council

Also present: Approximately 200 members of Alphington Community

Councillor Newcombe opened the meeting by thanking everyone for attending.

Councillor Newcombe asked how many people present knew about the development of 500 houses on the edge of Alphington before the consultation meeting held in the village by Teignbridge Council.

Very few people knew about the development. Residents were angry that they had not been consulted properly.

Mr Short responded by informing all present that the Exeter core strategy had been agreed and ratified by the Council and that Teignbridge's had not been agreed or approved and one of the actions they could do was to encourage as many people as possible to raise an objection but that objections had to be registered by Friday 2 March.

Mr Short then talked about the proposal:

- 500 houses
- 14 hectares (45 acres)
- Shillingford Road, Dawlish Road, both sides of Chudleigh Road and Markham Lane
- Regional special strategy

Mr Short informed those present of the stages that Exeter City Council's had gone through with regard to the proposal e.g. Core Strategy 2026, identifying areas around Exeter, Secretary of State etc.

Mr Short admitted that the Council did not hold meetings in Alphington but the plans were on view at the Civic Centre. He also stated that following the consultations they had fulfilled their legal requirements. He did comment that the Inspector expressed her surprise that there had been relatively few comments or objections from Alphington residents.

Mr Short then talked about the proposals:

- 500 homes but these could be reduced as the density had to be appropriate to the location
- Green low carbon dwellings
- Transport
- 10% of the plan contained open spaces
- Developers to use low carbon rather than conventional housing development
- Low heating
- Highways had looked at the extra 2,000 and 500 houses and acknowledged that it was not possible to wholly address the proposal - there would be a package of

footways and cycle improvements

- Community facilities
- Education - one would expect 125 primary school pupils in the Alphington development
- School would be increased from 420 to 630 pupils
- Doctors' surgeries were provided on a commercial basis - have liaised with the PCT and local Doctors in the area

Finally

- There would be some social rented houses and some shared ownership housing
- Council has a system of community infrastructure - standard rate £100 per square meter of property (£8,000 - £10,000 per dwelling) towards central infrastructure

Mr Short talked about how residents could become involved in the process:

- Neighbourhood forum and neighbourhood plan
- Neighbours getting together and producing their own plan
- Need to work together in a partnership
- Land owned by Exeter City Council and Devon County Council who would work together and make the scheme work
- Density of housing
- Types of housing
- Position of houses on site
- Further public consultation
- Government keen for new housing
- Residents could call themselves a forum, residents' association etc.
- Work with the Council to produce a neighbourhood plan
- Look at what infrastructure residents may need in the future

Councillor Newcombe thanked Mr Short and said that there was a shortage of primary school places in Exeter and unless the Teignbridge proposal went ahead - it included two new Primary Schools and a secondary school - never mind the 125 primary school places - would Exeter consider going ahead without the infrastructure of Teignbridge?

Councillor Newcombe also pointed out that the Highways Officer had said that it was a very challenging site in transport terms. The proposals included:

- ❖ Opening a railway station at Marsh Barton
- ❖ Widening Bridge Road
- ❖ Building a Park and Ride on the Ide Roundabout

Councillor Newcombe informed everyone:

- the earliest the station could be built at Marsh Barton was 2018 - 2020
- Teignbridge falls 20% short of what it needed to be built in terms of infrastructure
- Park and Ride at Marsh Barton would be closed
- Building another Park and Ride in the Teignbridge Development

The meeting was then opened up to the public.

Councillor Margaret Clark said that many residents had approached her about the development around Alphington and she had asked if Exeter City Council could set up a meeting with Devon County Council, Dr Ian Harrison, to look again at the strategy and that meeting would be taking place as soon as possible and she hoped that concerns could be put to that meeting.

Councillor Ruffle said that when he had looked at the Teignbridge Plan both he and Vanessa agreed that Exeter City Council ought to be talking to Teignbridge especially in relation to the park and ride.

Mr Wadham stated that when he was a Councillor the development in Alphington was 25 houses per hectare and the Labour Council passed the proposal that 50 houses per hectare should be built on future development in Alphington.

There were many comments from members of the public and the general consensus was that the people of Alphington had not been consulted by Exeter City Council about the proposed 500 houses on the edge of the village. Residents were also against the plan by Teignbridge Council to build 2,000 houses.

The following were comments by residents:

Why this side of the A379?

No direct connection between the two sites

Why has Teignbridge built so near to Alphington

As the land is owned by Devon County Council they have given themselves planning permission.

Transport issues - congestion

Residents in Alphington had no idea of the proposals

Planning Inspector was surprised that there was no much feedback

Statement of Community Involvement 2005

Challenge the strategy in the High Court

Why didn't the Councillors inform residents of what was going on?

Is the road structure and transport going to be sort out before the houses are built?

What type of houses are going to be built?

Congestion around the school already

Could there be a Metro link?

Surgery cannot cope with an influx of new patients

How many developers?

The roads in Alphington cannot take an increase in traffic

How will employment be increased?

There ought to be car-free houses in the development

Low carbon houses

Too many cars going through Alphington

What are we going to get out of it in respect of community facilities?

Car free houses were in the Teignbridge plan not Alphington

Mr Croft spoke on behalf of the community group and stated the following:

1. Teignbridge Development - still at the consultation stage - residents can object and it still could be stopped
2. The 500 houses in Alphington - only way we can stop from planning is to go to the High Court and appeal
3. The forum could control the 500 houses and might be able to influence Teignbridge

Residents were encouraged to get involved and object to the Teignbridge proposals.

Mr Croft ended the meeting by stating that the residents had been let down by their Councillors and they now needed to work for the people of Alphington and not sit back and do nothing. People were needed with particular skills and time to get involved and join the Forum.

Mr Croft thanked Councillor Newcombe for Chairing the meeting.

Councillor Newcombe thanked everyone for attending.

Councillor Ruffle thanked Mr Short, Exeter City Council for attending

The meeting closed.