

Dear Editor

In your article "Campaigners 'livid' with plan changes" (December 12), you reported the concerns expressed by the Alphington Village Forum about development proposals for the area between Alphington and Exminster, listed as SWE1 in the Teignbridge Local Plan.

Unfortunately the illustration used was of this 'Plan Teignbridge' taken from the South West Exeter Master Plan published last year, but still to be approved by the Government Inspector, whereas the plan to which I was referring was of the new proposals by Bovis Homes for the same area, which change the original plan completely. These have just been released to the public for consultation and the Alphington Village Forum committee was invited to see them first before the recent public exhibition at the Devon Hotel, which will be repeated, at our request, in Alphington after Christmas. The new proposals can be found at www.bovishomes.co.uk/swexeter under 'Our Proposals'.

As soon as we saw these changes, our members expressed their horror to the Bovis representatives at their exhibition. This was because, whereas originally there had been some green space left between the proposed new homes to be built by Exeter City Council in the village and the Teignbridge homes, now Bovis Homes and another developer are suggesting that all this Teignbridge land will be residential, creating approximately 1,000 new homes instead of 500 on the north side of the A379. These are in addition to the 'up to 500' new houses proposed by Exeter City Council in our village and at least another 1,000 within the Plan Teignbridge on the south side of the A379. This will be a total of at least 2,500 new houses – not to mention 100s more in Exminster and beyond!

Also Bovis Homes is proposing to move the school to the other side of this dual carriageway, even though another new school is already planned for the Matford development. We were keen to have this much nearer to Alphington, as it is to serve the primary children from the originally proposed 1,000 new houses to be built on the north side of the A379, as well as current homes in Alphington. Originally it had been suggested that this should be a much-needed 'through' school, because both Alphington Primary School and West Exe are already full to the brim and it would mean the children could get to school more easily and safely, instead of having to cross over the dangerously busy A379.

Referring back to Adam's article, I would also like to clarify that the Forum is not made up of Nimbies and not fighting the building of new homes in Alphington in principle, but just the huge number, as this would cause a density of 50 dwellings per hectare, as opposed to the 25-35 dph currently in Alphington village, which is a Conservation Area. We are working with Exeter City council to reduce this number to approximately 250-300, largely because our roads are already seriously congested and our primary school and health centre are both over-crowded. We believe that all this unruly development is turning Alphington Village into yet another urban sprawl, like Pinhoe and other local villages, thus losing its identity as a close and caring community. The National Planning Policy Framework states that Local Plans should not 'merge settlements' and should respect land uses along the developments' boundaries.

I sincerely hope that your newspaper will take up the great concern felt by the majority of residents in and around Exeter about the ridiculous number of houses being squeezed into every nook and cranny, without any thought for the extra infrastructure that is needed. I appreciate that it is being encouraged by the government, but it is so obvious that local councils are carrying out all this development so that they can increase their funds and that the developers are happy to go along with their strategy in order to make more profits. We all want to know who is going buy all these homes and whether or not they will be affordable for the average buyer. In the meantime, our beautiful city is being slowly spoiled forever by dense housing, congested roads, and over-crowded schools, health centres and, in particular, the R, D & E Hospital. Our special feature of being a peaceful Cathedral City surrounded by green hills and fields will be lost for eternity and I fear we will all eventually die from Alzheimers or Asthma caused by air pollution.

Yours faithfully

Juliet Meadowcroft
Chairman, Alphington Village Forum

