

Dear Andrew

Thank you for inviting the Alphington Village Forum committee to your SWE1 exhibition recently. We have now had a committee meeting and combined our views on your development, which are listed below. Many of these are comments that we made right from the start of the Teignbridge District Council's consultation period and after the first exhibition you staged for your development of over 2,000 homes in the Exminster Parish. It would appear that very few of our views have been taken into consideration over the last few years by you or by TDC Planning Department, which is very disappointing. In fact, we note that the one community building you had offered us on your original plans (in Chudleigh Road) has now disappeared altogether, resulting in our village having no new infrastructure at all.

Hopefully you will now consider our points very carefully and adjust some of your plans accordingly before you submit them to TDC in the New Year.

1. Four-storey "iconic" buildings on high ground at junction with new road will ruin the landscape and the approach to Exeter. They should be a maximum of two storeys and built on low ground.
2. The proposed bridge requires a major sub-structure on the north side and will use up a large proportion of the Section 106 or CIL money.
3. Another bridge is required nearer Devon Hotel to reduce the amount of hugely increased traffic using the roundabout, especially parents trying to get their children to school safely and quickly.
4. Car park for ridge-top park is too low down; it should be adjacent to ridge-top park, as nobody is going to walk all the way up there, especially older people from Alphington.
5. Poor connectivity will divide the community even more than the A379 will divide it, which we have pointed out since the inception of this plan, but this major point has been ignored all along.
6. Bus interchange/ shelter is required to connect B bus and X38 etc. The new bus routes are unclear, especially their connection to Alphington Village.
7. Waste from incinerator should power homes, which must be to high energy standards
8. There should be funding for community development in relation to Alphington, as the village will be seriously affected by the increase in traffic and people, especially without any infrastructure.
9. Multi-purpose building is supposed to allow for multi-faith use – but no discussions have been held with faith groups, so what are the plans for this?
10. How is Bovis going to ensure air quality is not made worse than it is already in Alphington? Also the Government is bringing out new laws about building schools near a main road!
11. A car club should be supplied by a local social enterprise and bus stops should all have shelters and seats.
12. The ridgeline just beyond Markham Lane, must not be destroyed by high buildings close to it, as that is Exeter City policy and is included in the Alphington Development Brief.
13. The lack of a primary school north of A379 is still of great concern to us as approx 400-500 children will have a dangerous and long walk to school otherwise, resulting in often being driven by car.
14. The lack of school and other community buildings on the north side of the A379 will mean the new residents will have no proper centre and thus will not form a cohesive community.

15.As this development together with the present community in our village is nearly as big as Cranbrook, it is essential to have funding from TDC for a Youth Worker and Community Developer.

16.Bovis Homes should not own all the land as otherwise there will be nothing left to be gifted to the community for green leisure space, essential for a healthy and happy community.

We all thought your exhibition was disappointingly vague as it still does not show any plans for Dawlish Road and the dangerous Devon Hotel roundabout, or any new details, so we are really none the wiser for attending this event. There is still no new infrastructure shown that will act as a mitigation for Alphington village residents, who are the people who are going to suffer from all this housing as it will cause even more congestion in our primary school, surgery, pharmacy, shop and community buildings than we have already, not to mention the horrific traffic queues and pollution in Church Road.

I would be grateful if you would acknowledge this email and also let us have a report on all the comments you received in your survey, and what you aim to do about them before you submit your plans.

With best wishes,

Juliet Meadowcroft  
AVF Chairman