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## PRESS RELEASE

### New development is not a 'city village', but an urban sprawl!

Your article in the Express & Echo on 4 June entitled "New 'city village' will bring big traffic chaos, says councillor" (p 22), expressed the same deep concerns as the Alphington Village Forum - that of the lack of infrastructure and the fear of horrific traffic congestion unless the Teignbridge Local Plan is radically changed. The Forum has been stating its objections from the very start, but does not believe that Teignbridge District Council has taken any notice of its comments or suggestions so far.

Unfortunately both the title and the illustration of your article give completely the wrong impression of the South West Exeter development, which comprises at least 2,500 new homes stretching from Alphington village almost to Exminster. This surely can hardly be called a 'city village', but a huge urban sprawl attached to Exeter without any green space in between the boundaries of Exeter City Council and Teignbridge District Council. The illustration you used is only a tiny part of this sprawl (approx 230 houses) and is nothing to do with the Bovis plans that are the main subject of the article! It shows the Westcountry Land plans for the land just off the A379 between Chudleigh Road and the A30, nowhere near the Devon Hotel, as stated in your first paragraph. However, it does show a small section of the arable fields to be built on by Bovis.

"There will be thousands more cars using the already congested and polluted roads, including extra school traffic, causing huge traffic chaos", said Juliet Meadowcroft, Chairman on the Forum. "Alphington Primary and the Pre-school are already over-full, as is the surgery, and there are very few parking spaces in the village. The developers are providing no new infrastructure here at all."

When the South West Masterplan was originally published, it showed plenty of green space being left to the north of the A379, including a large piece of land for a primary school, but this has now all been changed and will be covered with a total of approximately 1,400 new homes, including 'up to 500' (according to the Exeter Core Strategy) within Alphington village. There will now only be one through school to the south of the A379, where all the community facilities will be sited, and the Bovis plans show absolutely no community facilities for the new homes to the north. They expect everyone, including parents with small children and old people, to walk some distance and over a long high bridge which will be built at huge cost over the busy dual carriageway.

These proposals will destroy the valued landscape setting of the south-west gateway to Exeter, which contradicts the Masterplan, on which Teignbridge Council's Local Plan for this South West Exeter development proposal was based. This Masterplan stated that "the land that defines the southern boundary of Alphington is modern arable farmland which rises up to the Markham Lane ridge, enhancing the setting of Alphington and of the City". At the Teignbridge District Council's public hearing before the government inspector, Mrs Meadowcroft stated that the land between the Markham Lane ridge and the A379 should be defined as a green break, to prevent an urban sprawl joining Exeter to Exminster and eventually beyond. She also pointed out the A379 would split the community in two and there would be no facilities to the north to make it cohesive.

What can we do to stop Teignbridge District Council from dumping so many new dwellings on the beautiful land surrounding South West Exeter and destroying the quality of life for current and future residents?