

REPLY TO ALPHINGTON FORUM

Thank you for your letter of 4th August concerning the development proposals at South West Exeter and planning applications for the same area.

I welcome the long standing interest shown by the Alphington Village Forum in evolving plans for developing this strategic area for Teignbridge and Exeter City. I note a whole range of points concerning amongst others; community infrastructure, road capacity and amenity open space which will be important to our understanding of how the urban extension as a whole can be delivered to make a better environment for new residents without adversely affecting the quality of life for nearby Alphington people.

These matters will continue to be measured and taken account of as the Council considers the current round of mainly outline planning applications and later full applications/reserved matters for each of the phases. Therefore, I very much hope the forum will continue to make representations for future detailed schemes which will assist member deliberation of individual sites within the development area.

Obviously, the two recent planning applications at Aldens Farm received by Exeter City Council for residential development which form part of the urban extension and close to Alphington are both crucial to how the immediate southern environs of the settlement become integrated with your community and the wider development area.

I acknowledge the forum's general concerns expressed about lack of education/community facilities in this area. Although the former may no longer be an option, the prospect of land for a small community building remains in accordance with the SWE Development Framework. (section 3,5 and Land Use Plan)

A fundamental aspect does however need to be understood when weighing up comments on South West Exeter as a whole from the forum or any other group or agency; the allocation has been confirmed in the adopted Local Plan, including the number of houses to be provided. The planning applications do not therefore provide a means for revisiting concerns about the scale of the development which have already been determined by the plan and interpreted further by the SWE Development Framework.

I have passed on your correspondence to Cllr Humphrey Clemens, Executive Member for Housing and Planning and the Strategic Place Business Managers who will find the forums' comments helpful for the next phase of planning for South West Exeter.

I hope this is helpful to you.

Kind regards

Jeremy Christophers

Leader
Teignbridge District Council