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Sent via email to:
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Date: 1 October 2025

Dear Sir/Madam

RE: Teignbridge Local Plan - Main Modifications Consultation

This letter provides the response of Exeter City Council to the main modifications consultation of the Teignbridge Local Plan. It follows responses provided to a series of previous consultation stages as well as documents submitted to, and attendance at, the Local plan Examination hearings regarding the Edge of Exeter development sites.

The City Council provides responses relating to the Local Plan text covering two allocations:

- Markham Village; and
- Attwells Farm.

Policy EE1: Markham Village

The City Council previously objected to the allocation of Markham Village.

However, focusing on the modifications, the City Council wishes to comment on main modifications 236 and 237. The revised text within paragraph 9.13 and the removal of the previous paragraph 9.14 means that the Plan does not specifically refer to the funding for potential widening of the A377. It omits to confirm that the Markham Village development will need to contribute to the funding of the improvements which is presumably a requirement. The text should be helpfully amended accordingly.

Policy EE4: Attwells Farm

The City Council previously objected to the allocation of Attwells Farm.

However, again focusing on the modifications, the City Council wishes to comment on main modifications 253 and 256. At modification 253, the revised text within part 2d of Policy EE4 helpfully makes reference to the need for cross-boundary discussions with the City Council and Devon County Council with regard to education provision at Exwick Heights. At modification 256, paragraph 9.35, specific reference to further landscape assessment has been removed in terms of considering a potential increase in yield at the site. Text should be included to make reference to some of the key considerations for a potential increase yield at the site, including landscape assessment.

I hope these comments are helpful in progressing the final stages of the Teignbridge Local Plan. If you have any questions, please do not hesitate in contacting me.

Yours faithfully,

A handwritten signature in blue ink, reading 'Ian Collinson'.

Ian Collinson
Strategic Director for Place