

## **EXETER CITY COUNCIL**

**EXECUTIVE  
4 DECEMBER 2012**

### **PLAN TEIGNBRIDGE: CONSULTATION ON DRAFT SUBMISSION DOCUMENT**

#### **1 PURPOSE OF REPORT**

- 1.1 Executive, on 20 November, considered a report on a proposed response to Teignbridge District Council on 'Plan Teignbridge'. Councillor Clark, speaking under Standing Order 44, requested that the City Council's response should adequately reflect local residents concerns that the associated infrastructure improvements such as schools, health and transport should be undertaken earlier in the development. Executive resolved to defer the item until the 4 December to consider a form of wording of a response that would more explicitly address this issue.
- 1.2 The purpose of this report is to recommend an amended basis of a proposed response. The original report to Executive on 20 November is attached as an appendix for information.

#### **2 BACKGROUND**

- 2.1 Teignbridge Council's proposals for South West Exeter have been informed by an evidence base that includes the South West Exeter Masterplan and a draft Infrastructure Delivery Plan (IDP).
- 2.2 The proposed policy SWE1 allocates land south west of Exeter for a sustainable urban extension including land for primary and secondary education, a range of community facilities including health provision and transport improvements including an enhanced public transport route, 1,000 space park and ride hub, access to a new rail halt at Marsh Barton, improvements to Bridge Road and alterations to the A379 between Chudleigh Road and Bridge Road including the junctions (see Appendix 2 of previous report).
- 2.3 The IDP (see extract at Appendix 3 of previous report) identifies the key infrastructure needed to deliver the urban extension amounting to about £54m including about £32.5m for education, health and transport infrastructure. The IDP also identifies the approximate timetable for delivery of the infrastructure and implies other potential funding sources that may not come from the development. The timing of infrastructure is often a balance between the desire to secure it as early as possible to serve the development, the need to reflect commercial viability and relative priorities.
- 2.4 The proposals and the IDP have been formulated by Teignbridge District Council in consultation with service providers such as the education and highway authority. Generally, these proposals accord with the content of Exeter's IDP because both delivery plans have been influenced by the same evidence, much of which is encompassed by the SW Exeter masterplan. The consultation process and subsequent Examination of Plan Teignbridge will provide an opportunity to test the soundness of the proposals.

- 2.5 The provision of primary education facilities provides an example of infrastructure planning. It is understood that the first phase of development in Teignbridge and the up to 500 homes south of Alphington could be served by expansion of Alphington Primary School from two to three form entry, such an expansion would normally serve about 840 homes. The remainder of the development can be served by the proposed new primary school south of the A379 and an all through school closer to Alphington.
- 2.6 Effective coordination of infrastructure planning between Exeter, Teignbridge and Devon Councils will be essential to the delivery of the up to 500 homes proposed by the City Council south of Alphington and the proposals by Teignbridge.

### **3 AMENDED RECOMMENDATION**

- 3.1 Executive is recommended to agree that the City Council's response to Teignbridge District Council be based upon the following five principles;
- i) Support for the overall level of growth proposed in the plan to meet the needs of the wider Exeter housing market area and in particular the South West Exeter urban extension to contribute to the future growth of Exeter;
  - ii) the City Council's commitment to ongoing joint working and cooperation between the authorities and other service providers to deliver comprehensively planned sustainable communities;
  - iii) a commitment to work closely with Teignbridge and other service providers on respective infrastructure delivery plans; to identify and agree funding arrangements that seek to maximise the early provision of essential infrastructure; and
  - iv) that officers seek to develop a more detailed infrastructure plan for SW Exeter/Alphington to inform the forthcoming Examination of Plan Teignbridge and accompany the adoption of the proposed development brief for land south of Alphington; and
  - v) City Council decisions on when and how much to invest in infrastructure from funds such as CIL to serve the wider development of south west Exeter will ultimately be a matter for Executive, members and officers will work closely with Teignbridge and Devon Councils to agree investment priorities and funding packages with regard views expressed by communities during the various consultations.

**RICHARD SHORT**  
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**Local Government (Access to Information) Act 1985 (as amended)**

**Background papers used in compiling this report:**

None