

MAIN COMMENTS FROM ALPHINGTON VILLAGE FORUM**ACCEPTED:**

- Amend references to doctors surgery to refer to site for healthcare/doctors surgery.
- Include references to high standards of fabric energy efficiency, reducing energy demand, incorporation of low carbon technology and reduced carbon emissions from heat and power generation.
- Additional references to existing trees and hedgerows, incorporated within a green infrastructure framework.
- References to the need to light and manage public open spaces.
- Housing mix must reflect the most recent housing market assessment. The 2010 data will be updated to 2014 when available.
- Correction to age of 76 Chudleigh Road, as to whether C18 or C19.
- References to an ecology survey to be incorporated in an amended form, reflecting the process of survey leading to design, then retention and improvement where appropriate.
- Include car club as a travel mode to be encouraged as an alternative to the private car.
- Reference to the timing of support for additional buses.
- Reference to paths being enhanced by landscaping is not accepted, but include reference to paths being an integral part of landscape design.
- Provision of bus shelters at bus stops.
- Reference to efficient use of natural resources, locally sourced and recycled where possible and minimisation of waste.
- With regard to street lighting, reference will be included to the need to have regard to Devon County Council policy and low carbon agenda.

REJECTED:

- Requirement to meet standard for zero carbon homes introduced in 2016 rejected because requirements are set out in the Core Strategy.
- The Forum calculate a different gross site area. The brief reflects those advised by the landowners.
- Requirement to retain 72 Chudleigh Road with outbuildings and a large garden. This building is not locally listed and retention is not essential.
- Reference to allotments meeting the needs of local residents. Developers are only required to meet needs arising from the development.
- Reference to landscaping with trees to alleviate noise from the A30 and other roads. Attenuation should respond to the noise survey results. The draft Brief clarifies that the survey should have regard to future traffic levels.
- Requirement that all existing trees and hedgerows must be largely incorporated into a landscape framework. Requirement should follow from a tree survey. Some trees may have limited value or life.
- Air quality to be kept within existing levels. It needs to be within existing acceptable standards.
- Reference to creating a 20 mph zone in Alphington Village that is self enforcing. This may not be compatible with other design requirements.
- Deletion of reference to cycle route connection to new Marsh Barton rail halt.
- Requirement for signage to ensure enforceability of speed limit. This matter should be left to the highway authority.
- Deletion of reference to South West Exeter Masterplan, which is useful context.
- Ban on construction traffic passing through the village. This will be a matter for the Construction Environment Management Plan.