



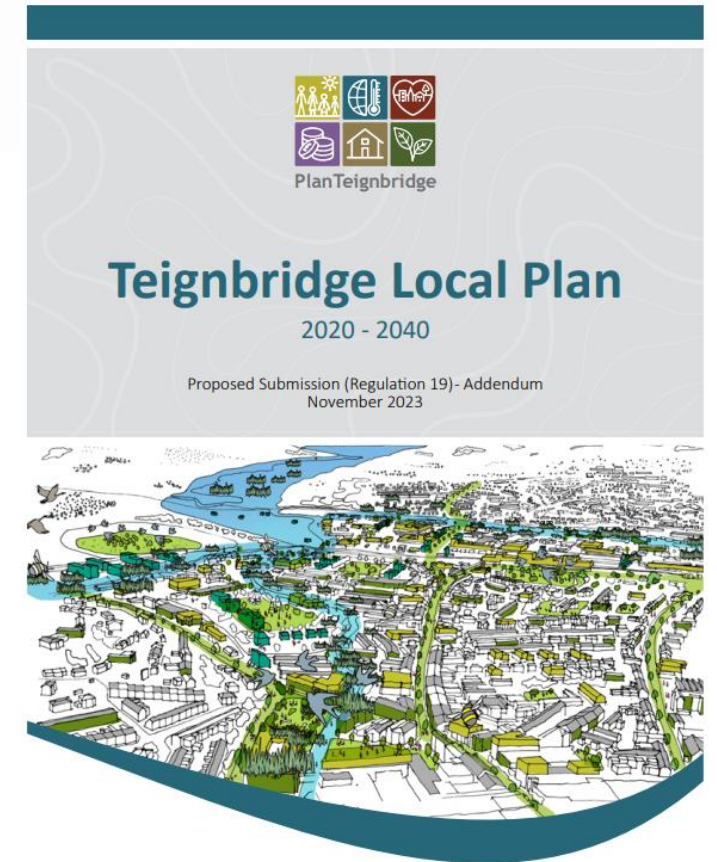
Teignbridge Local Plan 2020-2040

Shillingford Parish Council Meeting
13 May 2024



Local Plan 2020-2040

www.teignbridge.gov.uk/localplanexamination



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The Teignbridge Local Plan 2020-2040 – why do we need one?



8 million people
in England are experiencing **some form of housing need**

A partial view of a young person's profile, looking towards the right. They are wearing a grey jacket.

Infrastructure Delivery Plan (IDP) - March 2024

The ongoing process of meeting infrastructure needs will involve continued partnership working and coordination. The Council will continue to collaborate with key delivery agencies including organisations such as Devon County Council, other district councils in the Exeter area, Homes England, National Highways, the Environment Agency and South Devon NHS bodies. Doing so helps the Council to make important investment decisions and ensure better alignment between key infrastructure providing agencies in the area.

The IDP is a 'living document', the infrastructure schedule below identifies a further funding requirement of approximately £239 million for all infrastructure projects over the Local Plan period to 2040. These projects will be resourced by a number of means. To note: The Health Section includes some final figures, however, there are elements yet to be concluded. TDC will work with the NHS on strategic provision, final cost to be agreed.

To note: All sites in Teignbridge will provide additional allotment provision to serve development growth at a standard of 1 full sized or 2 half sized plots per 25 dwellings. This will include provision of new allotments or financial contributions towards allotments.

Location	Infrastructure / Outcome	Estimated Cost (£m)	Estimated Cost (£m)	Notes	Stakeholders / Delivery Partners	2024-2029	2030-2035	2036 - 2040	
	Funding source not identified					(1) Critical			
KEY	Funding sources identified e.g. provided by developer					(2) Essential/Important			
	* = Items that will also serve development beyond Teignbridge					(3) Desirable			

Location	Infrastructure / Outcome	Estimated Cost (£m) (Funding identified)	Estimated Cost (£m) (Funding not identified)	Notes	Stakeholders / Delivery Partners	2024-2029	2030-2035	2036 - 2040
TRANSPORT								
NAKGC - Houghton Barton/ Bradmore	Link road - linking from Howton Field to A383	4,500,000		Direct provision on site	DCC, Developers			



Community Infrastructure Levy (CIL)

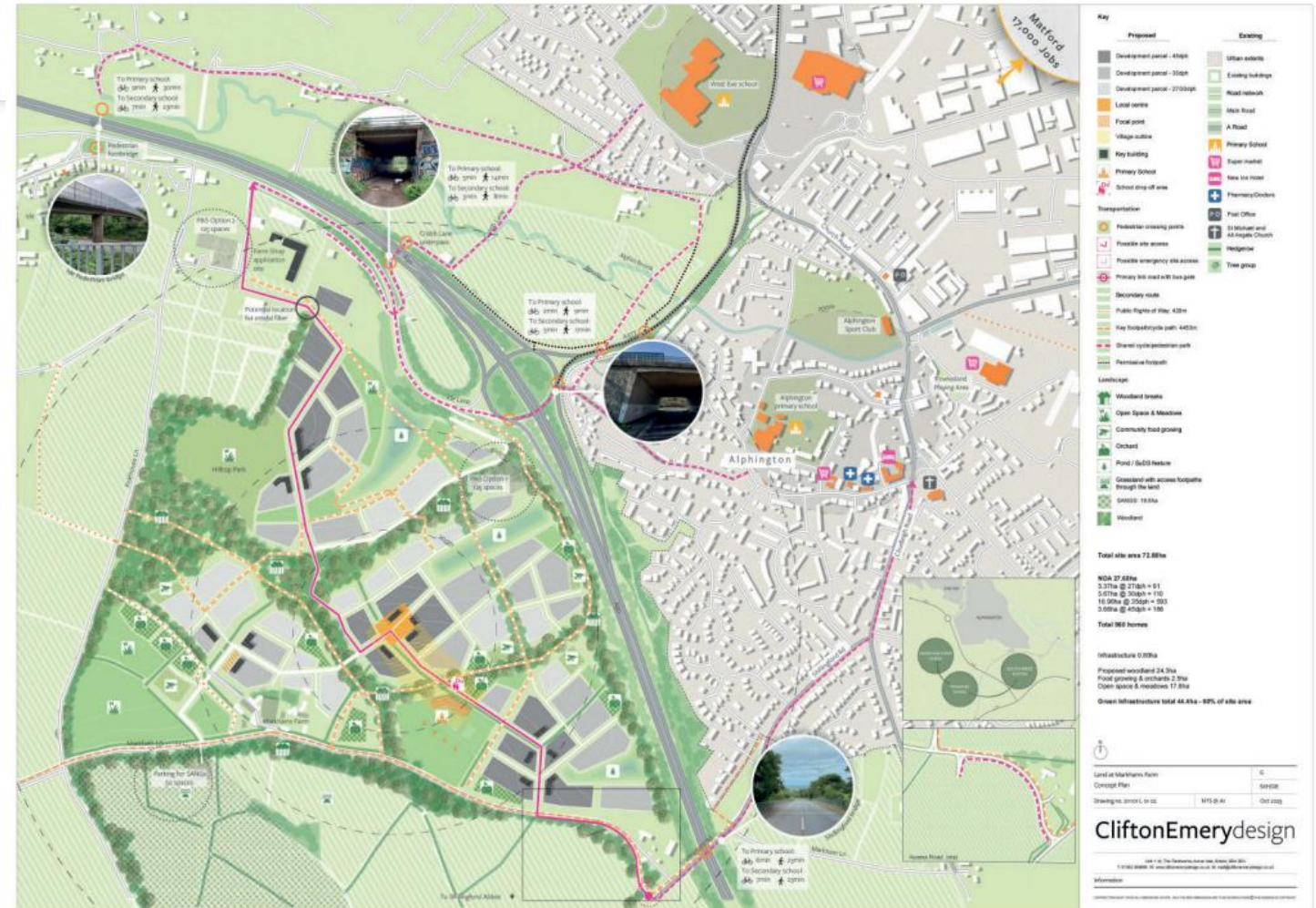
Teignbridge District Council Draft CIL Charging Schedule

November 2023 Consultation



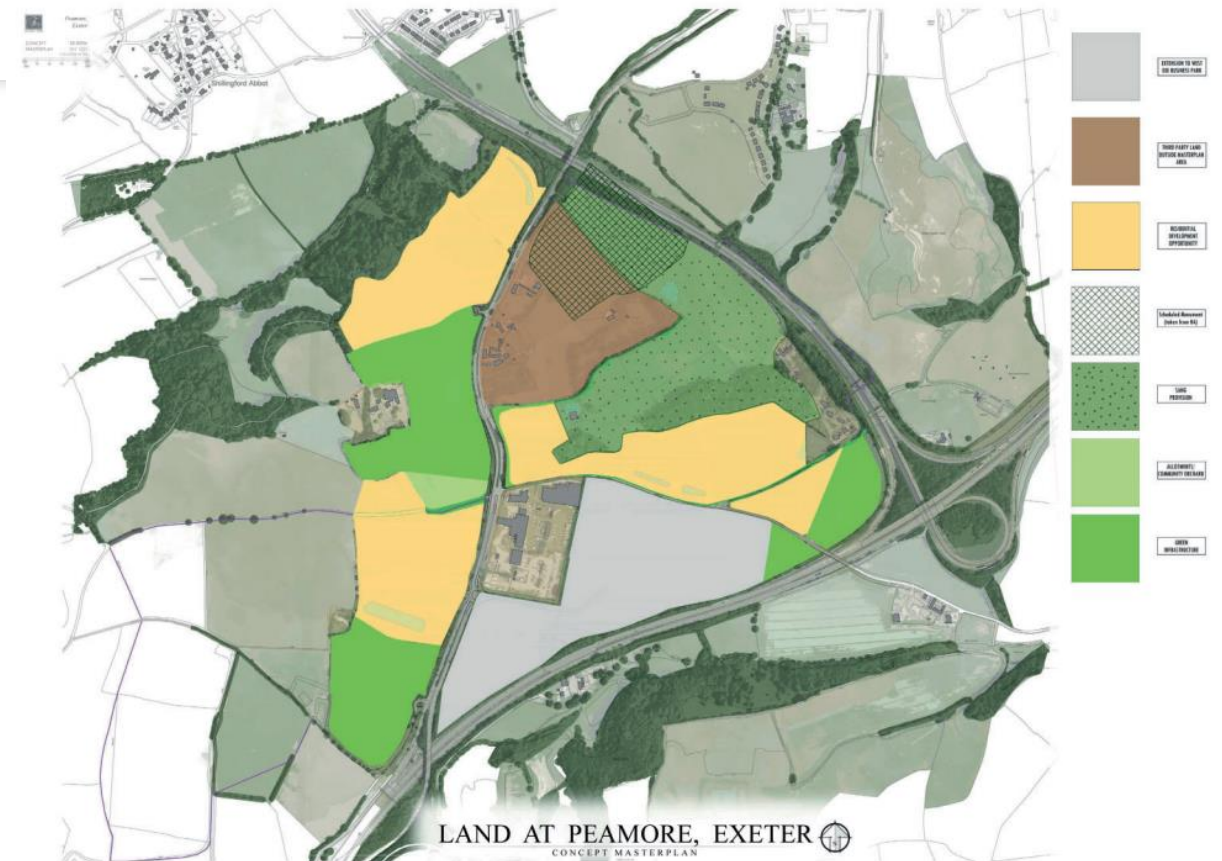
EE1: Markham's Village

- Approximately 900 homes
- 20% affordable housing
- 50-bed extra care housing scheme
- Neighbourhood hub with primary school, convenience store, civic space and community building
- 12 hectares of public open space, including play areas and multi-use games area
- 17 hectares of SANGS
- Allotments
- Landscaping
- Sustainable travel links
- Improvements to Alphington Roundabout



EE2: Peamore and West Exe

- Approximately 680 homes
- 20% affordable housing
- 50-bed extra care housing scheme
- Neighbourhood hub with convenience store and civic space
- 10 hectares of public open space, including play areas and multi-use games area
- 15 hectares of SANGS
- Allotments
- Landscaping
- Design and layout solutions to conserve the significance of heritage assets and their settings
- Sustainable travel links
- Highway changes



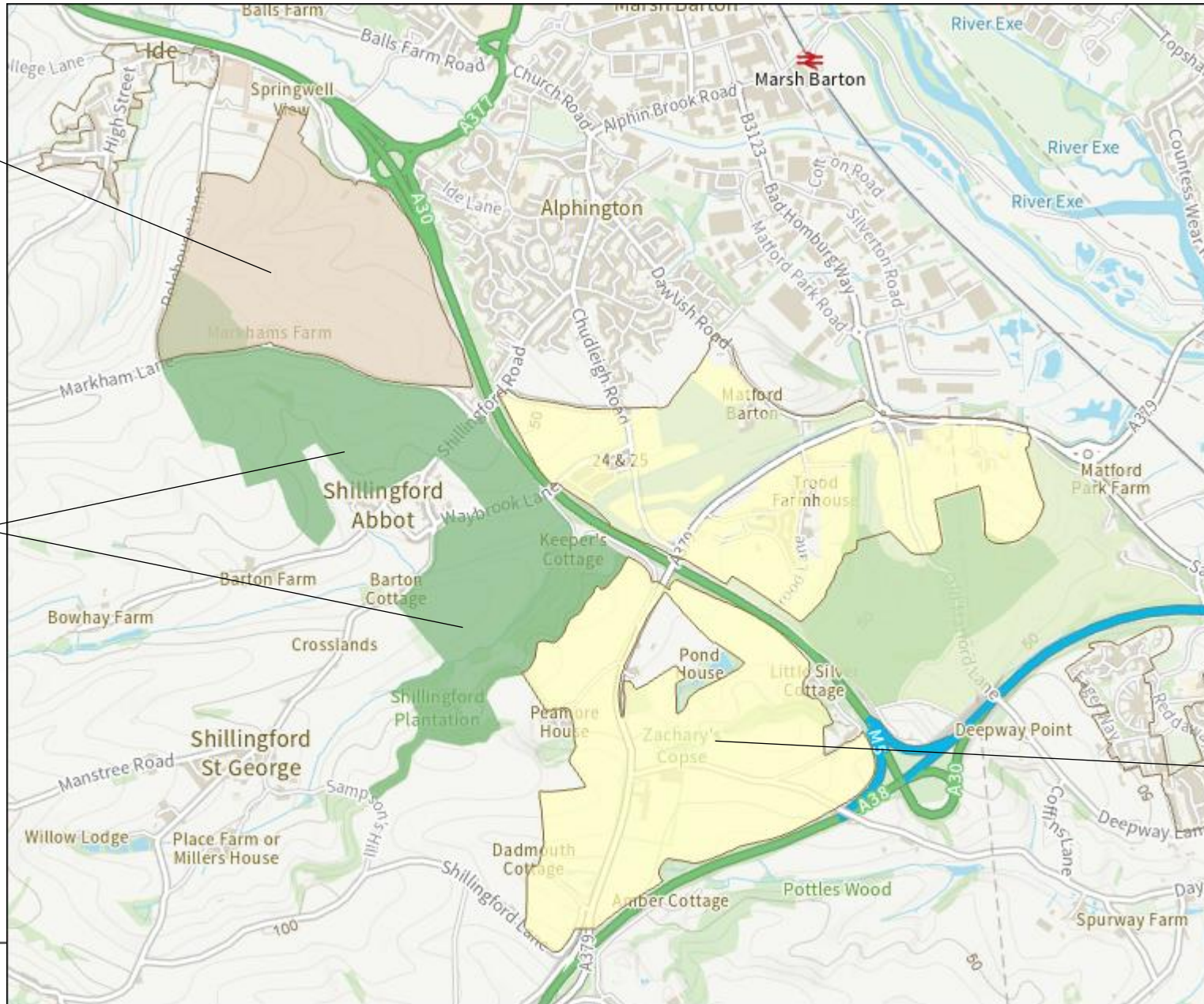
EE2: Peamore and West Exe

- Approximately 150 live/work units
- 20% affordable housing
- Mix of B2, B8, C2 and E (c, e, g) uses
- Mobility hub/park and change



EE1: Markham Village

EE3: West Exe Countryside Park



EE2: Peamore and West Exe



General concerns raised

- Loss of agricultural land
- Loss of county farm
- Impact on habitats (European wildlife sites)
- Harm to landscape and setting of Exeter
- Lack of drainage infrastructure and flooding
- Failed Duty to Cooperate with Exeter City Council
- Landfill at Peamore
- Lack of dental and healthcare provision
- Impact on roads – local and strategic road network

Council Response to Issues Raised

- EE1: Markham Village
- EE2: Peamore and West Exe



Highway interventions – Strategic Road Network

Key issue is safe operation of Alphington Roundabout. Three improvements are required and set out in the Plan:

1. New and improved pedestrian and cycle links including signalised crossing of the A30 slip roads;
2. Widening of A377 for approximately 400m from the roundabout to provide two continuous traffic lanes for northbound movements between Alphington Junction Roundabout and Church Road
3. Signalisation of the junction between the northbound exit slip and A30 Alphington Junction (Ide) roundabout

These were tested in a scenario 'AS7' against scenario 'SC2' (forecast growth to 2040 – including all background and planned growth)

Transport Matters Topic Paper- Edge of Exeter and Newton Abbot (teignbridge.gov.uk)





Figure 13: location of traffic lights on slip roads



Figure 8: Map showing A377 between Ide Roundabout and Church Road



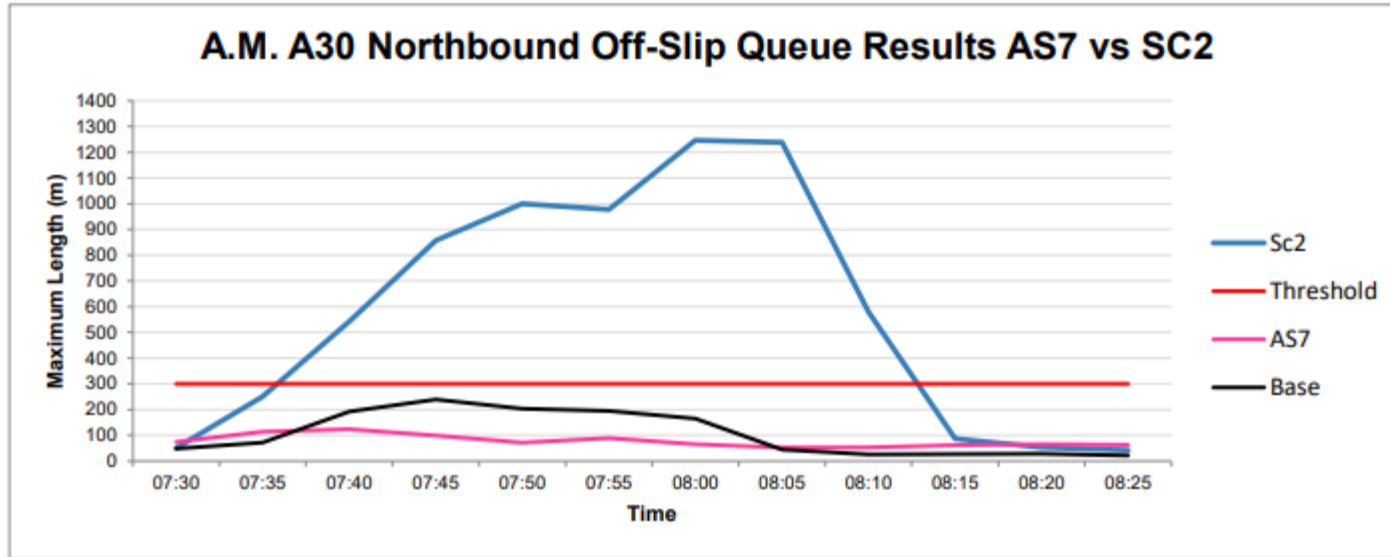


Figure 14: The effects of widening the A377, installing signalised crossing points and signals in the south of the roundabout in a.m. peak hour (pink) on the northbound exit slip

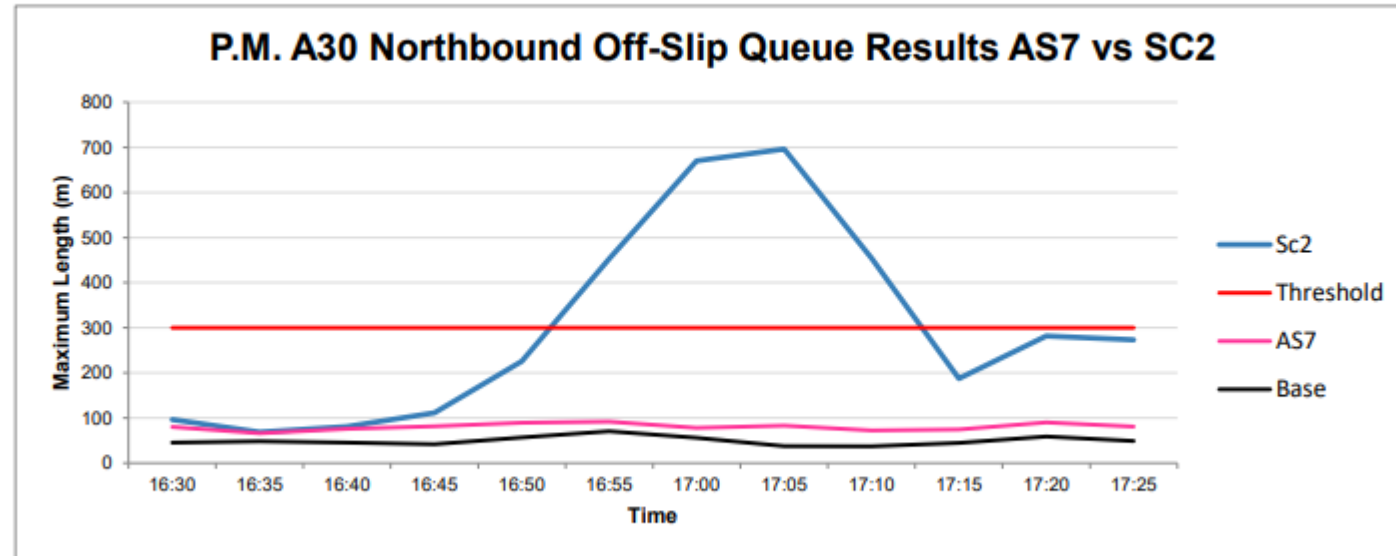


Figure 15: The effects of widening the A377, installing signalised crossing points and signals in the south east corner of the roundabout in p.m. peak hour (pink) on the northbound exit slip

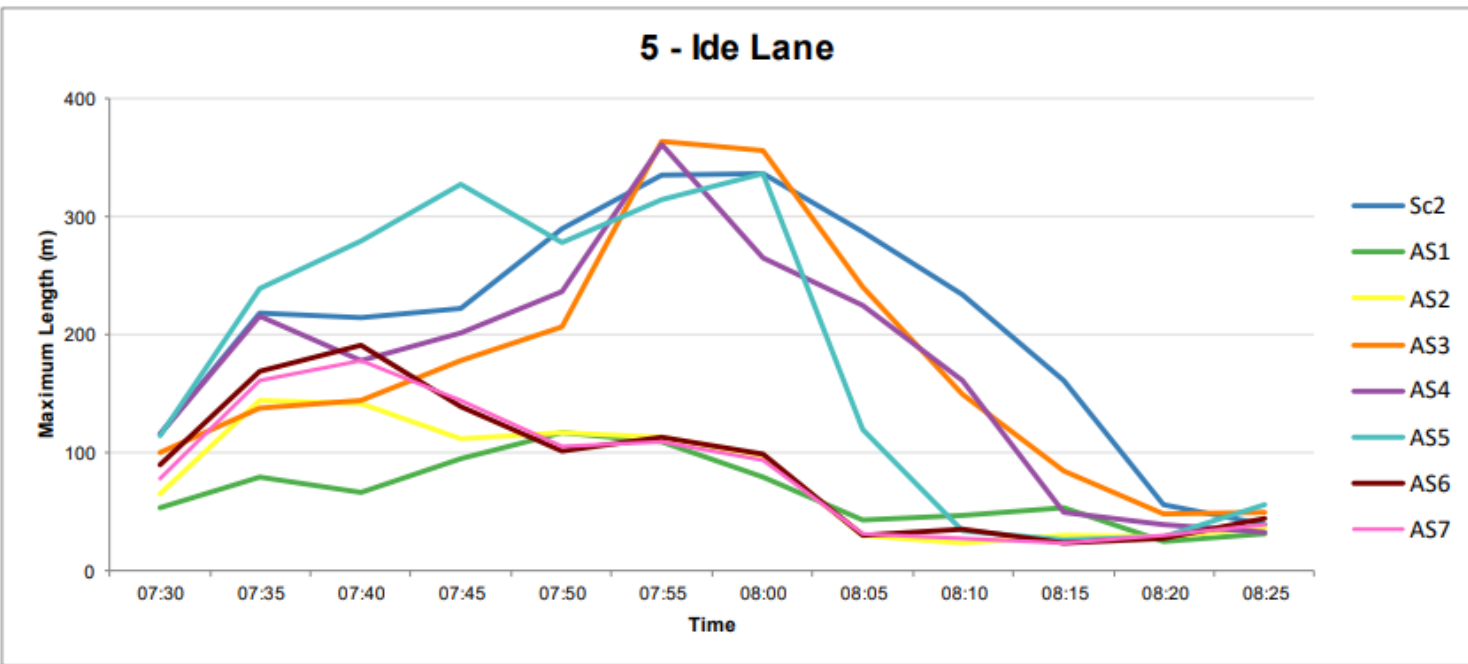


Figure 16: Comparison of effects of alternative scenarios 1-7 on traffic queuing on Ide Village Road in the a.m. peak hour

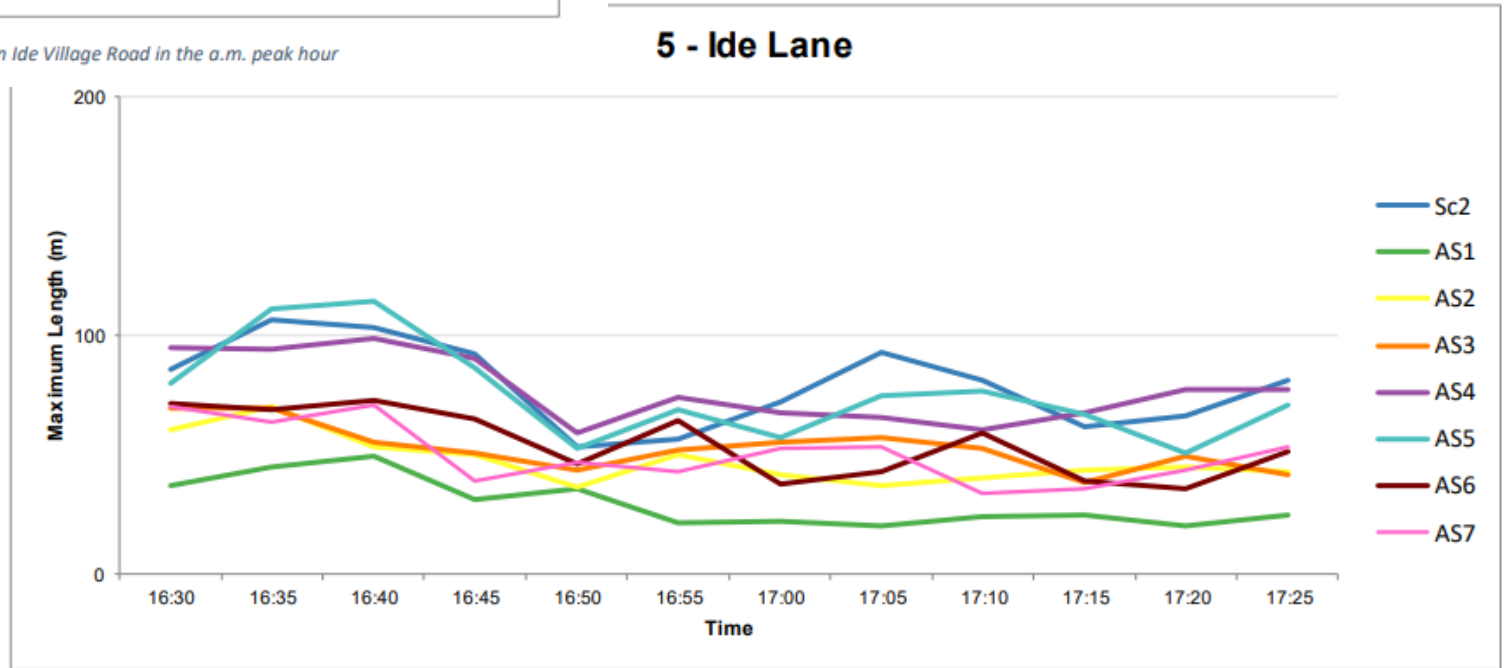


Figure 17: Comparison of effects of alternative scenarios 1-7 on traffic queuing on Ide Village Road in p.m. peak hour



Highway interventions – Local Road Network

- Mobility hubs/park and changes at both sites
- Investigation of downgrading sections of local lanes where it would increase attractiveness and useability by pedestrians and cyclists
- Extensions of bus services
- Improved pedestrian and cycling links
- Widening of Days Pottles Lane or an alternative vehicular route through EE2, plus additional passing points along Days Pottles Lane

More information

Local Plan Examination Website:

www.teignbridge.gov.uk/localplanexamination

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