

EAST DEVON DRAFT LOCAL PLAN REGULATION 19 CONSULTATION

PROPOSED GYPSY AND TRAVELLERS SITE, LANGATON LANE & POLICY HN09

REPRESENTATIONS BY EXETER & HONITON GOSPEL HALL TRUST

The objections submitted in January 2023 have been rejected and the allocation for a gypsy travellers' site at Langaton Lane has been maintained and referred to in Policy HN09.

This is highly disappointing given the depth of submission made.

This is unacceptable as it is not suitable for residential accommodation.

It is in an unsustainable location and the access has been made further unsuitable not only by the blocked access under the railway line, but also by the implementation of new lighting that has narrowed the road further

ACCESS BLOCKED TO SITE FROM URBAN AREA



UNSUITABLE ACCESS AS TRAVELLERS SITE – NARROW AND STREET LIGHTING NARROWS FURTHER.



1. The site is an unsustainable rural out of settlement environment.

The criterion A. is unacceptable – 15 minutes allows a 1 mile distance outside settlement and is too far. It should be restricted to 400m – reasonable walking distance.

2. Narrow access, given that touring vehicles will use the site is unsuitable.
3. It will deliver adverse amenity impacts upon the existing church hall by noise, litter, disturbance. The track record of such sites is that litter is a constant problem and the sites become visually obtrusive.
4. Whilst, there is no objection to providing sites, they have to be in the right place as a form of residential use should conform with the requirements as per open market housing and be sustainable.

The site for 5 pitches at Langaton lane does not comply with policy HN09 as -

A – 15 minutes is too far for sustainability.

B- the allocated site designation size is inappropriate for only 5 pitches.

D – it is an open site and cannot be assimilated.

E – access is wholly inappropriate.

F – the site is subject to flood risk.

Paragraph 8.42 should remove – “Five pitches will be provided east of M5 and south of the Exeter-Waterloo line.

IT IS CLEARLY UNSOUND AND UNJUSTIFIED TO ALLOCATE THE SITE AT LANGATON LANE WHEN IT FAILS TO MEET POLICY HN09.

I wish to appear before the Inspector in this regard to object to this site on the basis of above and also for the previous full representations submitted.

DELETE SITE ALLOCATION