



Subject: Emerging Local Plan Public

Dear East Devon District Council Strategic Planning,

I am writing to you in response to the invitation for comment towards the Emerging Local Plan in the Gittisham and Honiton area. I would like to use this opportunity to raise some concerns regarding the approx. 100 new homes that are being proposed in the Gittisham Area, including west of Hayne Lane, adding on to the Baker Estate development (LP_Gitti_05 and LP_Gitti_06).

My first concern is regarding access to these areas; I understand that Meadow Acre Road will be used as the main route of access to these sites - this road is already too narrow and crowded with vehicles. As I am a resident here I experience the challenges daily; just to be able to drive to and from your house is a challenge with cars and vans being parked on both sides all the way along the road, which means you are forced to weave around and constantly stop for others coming in the opposite direction. When leaving your own driveway, if there is a car parked on the other side road, it is difficult just to get out. Because the road is too narrow, car drivers are resorting to wrongly parking on the pavement and sometimes fully on the pavement which is then an obstruction to pedestrians. When I walk my dog, we often have to weave in and out of the road as there will be vehicles on the pavement. Introducing more traffic to this already worsening situation, due to the current development not being finished, is a big concern and I would argue it is no way suitable to be a main access route to any further developments. It would be much more preferable if at least the current challenges were resolved, before the situation is made even worse.

My second concern is relating to the access route to Meadow Acre Road. Driving onto Meadow Acre Road is required via Hayne Lane, which can be accessed either via Beech Walk or the Industrial Estate / Devonshire Road. I argue that already, neither of these routes are at all ideal; via Beech Walk, this is a single lane and therefore not suitable for extra cars using this route in both directions. Overuse will quickly wear down its surface and ruin this also well known and loved walking route for its peaceful woodland scenery. Increasing traffic via the Industrial Estate / Devonshire Road is also a concern. The road has a bottle neck to a single lane due to the railway bridge. Although it is currently not ideal, it has not created significant problems so far. However, the proposed developments create high a risk of making this route more challenging as at least 100-200 additional vehicles would likely be using this as access to the estate. Furthermore, I understand that there are already approved plans for extending the industrial estate such as locations 011A, 011M, Gitti_03 and Gitti_04, which are very close by to the residential areas and will create more traffic on their own. We have not even seen the impact of this yet and so to plan for so much extra development does not seem to be very well thought through.

The last concern that I wish to raise is regarding the impact to the natural environment. I have lived in one of the cul-de-sacs on Old Elm Road my whole life right up until a just over couple of years ago when I bought my first house on Meadow Acre Road. I am very fond and familiar of the area, and therefore have grown up around our beautiful countryside. The further developments will of course have detrimental impact visually to Areas of Outstanding Natural Beauty which would be incredibly sad to see. Although these developments are building on old farmland, the land provides a safe boundary for woodland and a habitat for lots of nature and wildlife. Across the country there is a serious decline in British wildlife, and therefore encroaching further into an area rich of habitat and nature will be further detrimental to this national crisis and to our own local wildlife. Not every part of the country is fortunate enough to have these beautiful surroundings, so we must not take this for granted and play an important role protect the British countryside - it is what gives a lot of Gittisham and Devon it's charm.

From a carbon emissions perspective, building a medium to large residential area 2 to 3 miles away from the centre of Honiton will mean residence will rely on car travel. The development will also be no good for people who cannot drive or don't have a car as it is a too long way to walk people to get to town, which has the train station, doctor surgery, hospital or children to get to school. Therefore, it is not well situated for residents to get to local amenities which also possibly makes these less attractive as homes, and forces more unsustainable travel in a world where climate change is our biggest threat. This may seem insignificant but it is integrity and decisions of government and local government which arguably have the largest impact to us all.

Overall, I think it would be unjust to have any further residential developments in the proposed areas until these issues can be properly resolved. For those that already live in the Meadow Acre Estate such as myself, it will be at a detriment as it will create or exacerbate issues, which also create a financial risk if it impacts the value of our properties. It would also be a great shame to the area to have given up its beautiful countryside and for a poorly laid out development. I am grateful of the opportunity that the development Meadow Acre Estate gave me and my partner to be able to buy our first house, but I believe that the reality here is there was not enough foresight and therefore not an adequate foundation built in place to be able extend further from here, as the road is too narrow and the access to the estate is not even good enough for the number of people who are already living here. As most of the community would agree, utilising Old Elm Road would have made much more sense at least to address from the access challenge. I hope that along with other appeals, that this development is strongly reconsidered.

With regards,

Matt Waldron