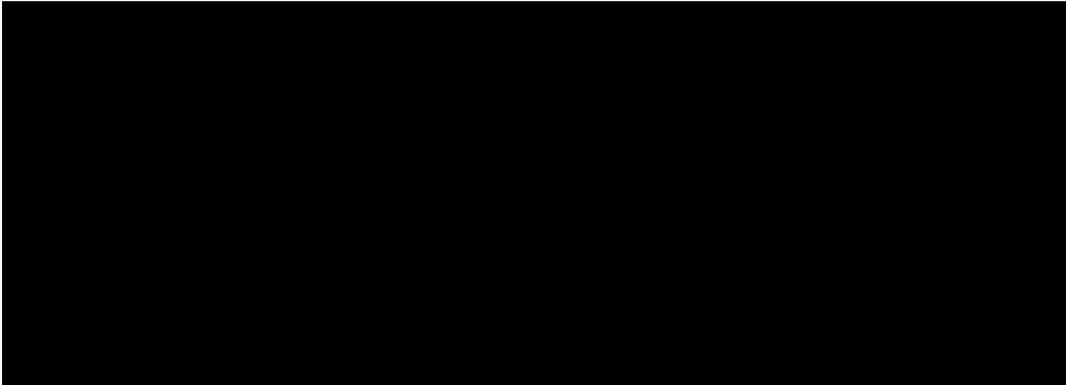


EDDC Hayne Lane plan



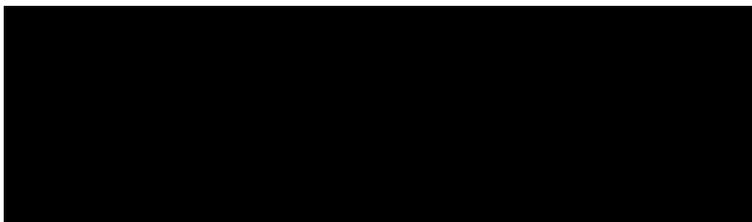
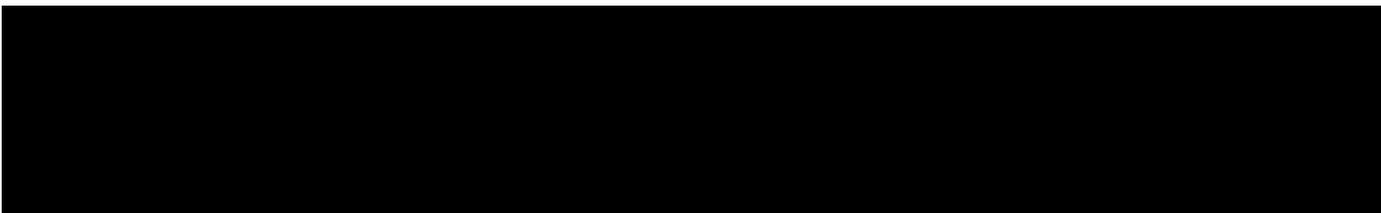
Sirs

I am writing to you to strongly oppose to ANY employment/industrial development to the west of Hayne Lane, Gittisham, Honiton. As a Hayne Lane resident i assure you that there is absolutely no need for any further employment land in the area. Most of the existing Heath park estate is undeveloped as it is. The field behind my property has planing for several industrial units, non of which are likely to be built by the present owner as there is no demand. From a traffic point of view the Turks Head junction can not cope with the traffic at peak times as it is. Doubling the size of Heath Park will nearly double the HGV use at the junction...If you time it wrong now you have to wait up to 5 minutes to get onto the Exeter road..Double the traffic will mean twice as long queues and the problems/accidents caused by traffic queueing on the A30 off ramps. Hundreds of thousands of extra pounds that I as a tax payer will have to find will need to be spent to improve the junction.

Hayne Lane farm site is also not needed...Why build so many new houses when the infrastructure of the town would not be able to cope and with a housing market already flooded with starter and mid size homes who will be living there?, especially with the new development outside Exeter (where the jobs are)?

And on a personal note i purchased my property because of the great location, surrounding countryside and peace and quiet....You building a dirty great soulless industrial estate on green land would destroy that. Also will East Devon District Council be willing to compensate me for the dramatic loss of value to my property?.

Sheldon Ware
Oakdene
Hayne Lane
Gittisham
Devon
EX14 3PD



Draft East Devon Local Plan 2012

I would like to use this email to register my objection to the proposed site (Heathfield Manor) for 300 dwellings to be built, as it is an Area of Outstanding Natural Beauty. I also oppose the proposed extension of the Heathpark Industrial Estate west of Hayne Lane.

Mrs Audrey Thirtle
17 Cypress Close
Gittisham Vale
Honiton EX14 2YW

31 May 2012

The Chair
Littisham Parish Council
c/o Fiona Complin
Parish Clerk

27 Cypress Close
Littisham Vale
Honiton
Devon EX14 2YW
01-06-12

Re East Devon Local Plan

Dear Sir

Thankyou for your circular re
the above plan.

My observations and comments are
as follows (for what they are worth).

Old Elm Road

This is unsuitable as it was not
constructed to take a heavy volume of
traffic, there are too many curves in the
road which will make it dangerous. Vehicles
will still be parked on the road as double
yellow lines have been refused. Also a
major through road should not run through
the middle of a housing estate.

Haynes Lane

This is entirely unsuitable for two
way traffic as two cars have difficulty
passing each other even in the widest
parts. The railway bridge cannot be
widened unless the work is done by
British Rail. This would involve the line
between Exeter and Honiton being closed
for three to four months at least, and
the cost would be prohibitive.

Other spaces

There is ample room for a housing estate behind Kings Road (A35) but before any housing can be built there the bypass, from the Tower Cross area to the A30 must be built. Once this is done then Hamilton can have their 300-500 extra houses. Therefore there is NO REASON to encroach on the parish of Littleham.

Industrial expansion west of Hague Lane

No building should be allowed on this tract of land as the road access at present is totally unsuitable. Even now passing places have had to be installed along this road as it is so narrow. Also it would just become ribbon development.

Services and other infrastructure

What provision will be made for an already overflowing doctors surgery?

Will there be any provision of more schools?

What is going to happen to the sewerage works which must by now be nearing bursting point?

Thankyou for taking time to read my

3/3

reworkings. They (end with NO, NO, NO, —
think again EDO and come up with
a more suitable and acceptable plan.

Yours faithfully



Representor No. 3809 - Alison Tottenham

Letter to: The Planning Policy Section, EDDC, Knowle, Sidmouth EX10 8HL

Dear Sirs

Emerging East Devon Local Plan – see further comments in the PS section

We write in support of the concerns of the Gittisham Parish regarding your emerging East Devon Local Plan and in opposition to the proposed 300 dwellings at Heathfield Manor.

We have received your invitation to comment on the inset maps and would like to express our concerns regarding the proposed changes to the Draft East Devon Local Plan.

- It would seem that no concern has been given to the existing residents of Gittisham Vale. (See also Point 1. below)
- No local councillors were present at the planning meeting on the 20th March 2012 at Knowle, Sidmouth.
- The Honiton representative's opinion is disputed – there is alternative land available for development within the town boundary – for example Ottery Moor Lane.
- No consideration of the dangerous increase in levels of additional traffic in Old Elm Road and Honeysuckle Drive (the only current possible access is in Honeysuckle Drive which is of insufficient size to take this traffic), or increasing the existing congestion at the 'Tesco Roundabout'.
- No mention of the increased demand of an additional minimum 600 residents on educational and medical resources. (See also Point 2. below)
- No apparent concept of the meaning of 'An Area of Outstanding Natural Beauty' – see your plan of November 2010. (See also Point 3. below)
- This would appear to be the cheap, easy option as opposed to what would be best for the town, and would appear to reflect the same lack of forethought that has allowed Exmouth to become a huge, urban sprawl. (See also Point 4. below)
- No explanation of the perceived local demand especially with regard to the building of a new town at Cranbrook only 10 miles away. (See also Point 5. below)

In keeping with your mandate to work for all residents of East Devon, we would ask that thorough consideration of our concerns above is given during the consultation period.

Yours faithfully

Alison Tottenham, 6 Laburnum Close, Honiton (Gittisham Vale) EX14 2YJ
PTO

PS Further to this I would add the following comments to the points made above, in numerical order:

1. At a meeting of the Gittisham Vale Parish in their Village Hall on 26/10/2010 the building of 300 houses to the west of Hayne Lane was debated in the presence of their chairman - David Fallows, Cllr. Graham Brown (EDDC) and Town Cllr. Peter Fleming. Those at the meeting made a series of cogent comments that we thought the Council had understood. The site to the west of Hayne Lane was definitely deemed to be unsuitable chiefly on grounds of access roads – Hayne Lane is single track with dangerously steep gullies along stretches at the sides and the railway bridge leading to the wide road through the Heathfield industrial estate is too narrow for the free flow of traffic. But also unsuitable in that it was in the parish of Gittisham and should not be a part of the Honiton town development plan. NB part of the currently proposed development to the west of the stream is also in the Gittisham area and is not a part of Honiton's jurisdiction.

I see that the west of Hayne Lane site has been retained on the newest map as a reserve site for 150 dwellings. This site needs to be deselected a.s.a.p.

No attempts have been made to assess the feelings of the residents to the north-west of the newly proposed site for the 300 houses; and no proper population growth figures, to prove the need for Honiton to build so many new homes, have been produced.

2. (on the same topic as point 5 above) It is not certain what size of houses/bungalows are to be built; but whatever the age group for whom they are intended, there will be knock on effects on the medical resources, transport and its effects, and perhaps on the schooling facilities. It should also be pointed out that when youngsters leave school, they should be encouraged to move away and find work in other areas or countries. In this way they learn to be self sufficient, to work with, and relate to, other peoples, and to develop new skills. Later of course they may very well return to their parental homes; and to this end we should be encouraging the building of family sized homes with grounds large enough for the occupants to cultivate their own vegetables and fruit.

3. No matter what your November 2010 Plan suggested, I am very well aware that the currently selected areas are outside the Blackdown Hills AONB.

However, it has to be said that the field selected is agricultural grazing land i.e. produces the only good quality protein food (meat) that this temperate region country can produce. Our arable land produces mainly cereals (carbohydrates) usually of too low a quality for human food, unless treated with applications of fungicides, herbicides and sometimes even insecticides.

However, these cereal crops are always suitable for stock feed. Some market gardening enterprises produce fruit and vegetables (fibre, minerals and very small amounts of low quality protein). Our vegetarian proteins are all imported from hotter climates enabling their poorer tenant farmers to pay their rents and exist on inferior protein crops for their own nutrition.

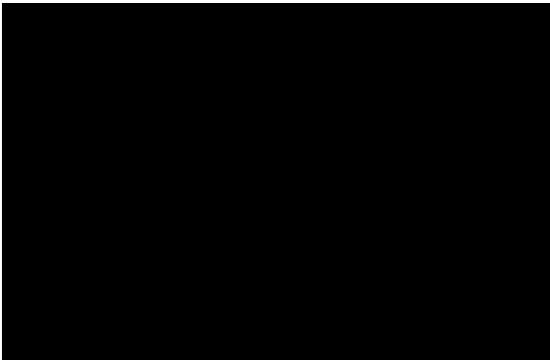
The field is also wet, with a line of springs that caused flooding at the top of the existing housing estate, until the farmer put in a deep ditch along the boundary to redirect the water. **This field is simply not suitable for housing.** If it were not used for grazing cattle, then the other obvious use would be to grow timber on it – at least it could then produce fuel for the existing houses at the same time as providing a valuable wildlife habitat if done properly.

4. If you must build houses, then at least build them:
 - a. On ground with suitable characteristics for stable housing. Where the ground is unstable, shaking and subsidence crack the modern pipe, window and door sealants, so that gas and water leaks become the norm. In the past, braised or welded joints on metal pipes withstood the centuries; plus leaks were easily found and mended when piping was placed under the line of a floor board. Chipboard sheeting and the associated habit of leading pipes across floors in order to use the shortest lengths is a disaster well hidden from the sight of, mostly novice, buyers.
 - b. With south facing roofs, so that they can produce electricity from photovoltaic solar panels; and also provide a site for solar thermal panels.
 - c. Always build houses with a working chimney(s). Draughts and heat loss through chimneys is easily prevented by the use of a wedge of removable insulating material. This has the advantage that in times of power cuts or poverty, the house can be heated by a wood fire, preferably in a wood stove. Gas central heating is totally dependent on our having: no gas strikes, together with no electricity strikes; but modern wood burners are very efficient and use a carbon neutral fuel!
 - d. All exhaust pipes or chimneys, should pass up through the fabric of the house, so that the heat in the hot gases can be exchanged into the walls or circulating air. Currently many of the houses have exhausts carrying hot air, from gas fires or burners, directly out through the walls, thus wasting a considerable amount of heat and money.
 - e. Do not be tempted to build houses on geologically unsuitable ground. If the local district or even county council plan requires this to be done, then the plan needs to be revised. Just as a field has its 'carrying capacity' in terms of how many stock it can feed; so a county/country has its 'carrying capacity' for humans. 60million is more than the

sustainable 'carrying capacity' for the UK; and the 'carrying capacity' for the Earth is ca. 4.6bn, not the current 7bn.

5. There are many undeveloped sites remaining in the current Heathfield Industrial Park area to the north-east of the bottom of Hayne Lane and the south-east of the A30. Therefore, there is no point in retaining the 15ha of 'Employment Land' to the west of Hayne Lane. Indeed with the development of Cranbrook and the current facilities in Exeter, there is no benefit in giving this further consideration. What would be a useful exercise for the Councils to carry out, would be to sort out bus fares and times; thus allowing Honiton residents to get to work, study, and amusement locations in Exeter and to return from them late at night. Currently, buses are well timed for those living between Sidford and Exeter (last bus from Exeter is at 22:35h and the last from Exeter to Sidmouth leaves at 23:30h); but very poor for the villages in the vicinity of Honiton (last 52B bus out leaves at 18:05h and last 380 service via Ottery St Mary leaves at 17:15h). Yet buses to Exmouth, which like Honiton also has a train service, are very good. There also needs to be a differential between the cost of a bus journey and the same length of the faster journey by train, this would attract higher usage, and allow young people to make full use of the high quality facilities in Exeter, instead of hanging around on the streets and bars in Honiton.

Finally if the Council really wants to spend our money wisely, and for the good of the community, then let us have buses that actually meet up with trains; and that allow us to get to the airport without having to go into Exeter and wait or bite our nails in case the bus misses the connection out. An airport that is only reliably accessible from the nearest city, although buses and railway both pass close by its perimeter, is pretty badly planned – a fully filled airplane is actually an economical and carbon friendly method of travel between points A and B by a virtually straight line route (shortest distance!). This is the only remaining airport in Devon, so let us ensure that it is properly serviced, bearing in mind that the more transport changes that have to be made, the higher is the likelihood of prospective passengers missing their flights.



Correspondence via email

Rep No: 3810

Name: Geoff Self & Jacqueline Self

Date sent: 09.05.12

DRAFT LOCAL PLAN – SIDMOUTH – POTENTIAL DEVELOPMENT SITES

We are writing to OBJECT to the proposed industrial development on the A375 between Sidford and Sidbury. Access is poor either over Cotford Bridge and through Sidbury or through Sidford traffic lights and School Street, Sidford. Either way lorries will not be able to pass each other and will be very close to housing either side of the road. This is in an AONB green field site in the valley of the Sid near the river, this is all part of why our residents live here and tourists visit in their thousands.

Government policy dictates that development proposals must not override the wishes of local residents. The draft local plan is inappropriate and needs revising.

EDDC says it is aiming to create better paid, higher skilled secure jobs, so need to provide homes and employment land with an aim to provide one job per home without commuting outside of the town. What about all the staff working at EDDC who live in Sidmouth who will have to commute to Honiton in the event of EDDC moving. This objective does not obviously apply to EDDC themselves, one of our largest employers

Rep No: 3811

Name: Jenny Donnelly

Date sent: 10.05.12

I fully endorse all that SOS is trying to do to preserve all that is good about future developments in Sidmouth. I shall vote only for the councillors that are sympathetic to the historic nature of Sidmouth.

Rep No: 3812

Name: John and Di Lee

Date sent: 09.05.12

DRAFT LOCAL PLAN – SIDMOUTH – POTENTIAL DEVELOPMENT SITES

I am writing to OBJECT to the proposed industrial development on the A375 between Sidford and Sidbury. There is very poor access to this site.

I thought this was an area of outstanding beauty and protected from development.

Why has the Fords site at Alexandra road been offered to a supermarket which is not needed. This site could be further developed if there is a need for jobs.

The developers are the only people to benefit financially to the detriment of our beautiful valley.

Why do tourist want to visit Sidmouth? Not to see more industrial estates.

Please rethink this development.

Rep No: 3813

Name: Nigel Gage

Date sent: 09.05.12

Dear Sir, This is yet another example of planning by map with no reference to the environment. If EDDC doesn't get it's act together the area will become yet another tawdry landscape littered with warehouses . Similar proposed developments in Seaton also lack any merit whatsoever and are really the product of a department lacking in vision .

Rep No: 3814

Name: Roger Rosewarne

Date sent: 09.05.12

I am a resident of another part of the EDDC area but have strong views as I have been a frequent visitor to Sidmouth and Sidford over many years.

I am writing to object to the proposed industrial site on the A375 at Sidford and my objections are as follows :-

Access is very poor via Cotford Bridge Sidbury or School St Sidford.

- This is a Greenfield AONB site and is prime agricultural land.
- What about the concept of Brownfield first ?
- Tourists are attracted to Sidmouth for what it is . . not for what your proposals would be responsible for in this regard.
- The view coming down the hill on the A3075 from the Seaton direction would be of a large industrial site completely spoiling the Sid valley particularly if large retailers like B & Q move in. Hardly " A Regency Town by the Sea ".
- If the Landowners own house directly overlooked the site I wonder if he would be so keen to offer his land ?
- If the Supermarket looking to take the Alexandria Rd site can get adequate access . . why cant the existing owners do likewise and EDDC help in that regard?
- Your wish to avoid commuting by providing local jobs is at odds with the proposed move of EDDC to Honiton
- Existing Alexandria Rd employees moving to Sidford should not be passed off as new jobs.

This Sidford aspect of the Local Plan is inappropriate for the above reasons and is surely against the wishes of local people.

Rep No: 3815

Name: Kim & Christine Scratchley

Date sent: 09.05.12

DRAFT LOCAL PLAN – SIDMOUTH – POTENTIAL DEVELOPMENT SITES

I am writing to OBJECT to the proposed industrial development on the A375 between Sidford and Sidbury. Access is poor either over Cotford Bridge and through Sidbury or through Sidford traffic lights and School Street, Sidford. Either way lorries will not be able to pass each other and will be very close to housing either side of the road. This is in an AONB green field site in the valley of the Sid near the river, this is all part of why our residents live here and tourists visit in their thousands.

Government policy dictates that development proposals must not override the wishes of local residents. The draft local plan is inappropriate and needs revising.

The site of Fords at Alexandria Road has already been offered to a supermarket, if the supermarket think they can provide better access why cannot Fords improve the access to this underdeveloped site. The financial benefits to the developers are blindingly obvious, no wonder Fords are in favour of the development, and no doubt Sir John Cave has already promised Fords 12 acres of prime AONB land for industry for the same reasons.

EDDC says it is aiming to create better paid, higher skilled secure jobs, so need to provide homes and employment land with an aim to provide one job per home without commuting outside of the town. What about all the staff working at EDDC who live in Sidmouth who will have to commute to Honiton in the event of EDDC moving. This objective does not obviously apply to EDDC themselves, one of our largest employers.

Rep No: 3816

Name: Mrs. Mary E. Mumford.

Date sent: 05.05.12

I am writing to express my concern over the proposed local plan for the Sidmouth area, with particular reference to the proposals for the area around Sidford.

This would constitute over development and place a further strain on already over stretched local resources. There would also be a risk of flooding. Our roads are already congested & there would be added build up of traffic at Sidford cross roads.

Apart from these considerations our health service and utilities would be even further over loaded than they are at present, with all the new building that has already taken place. There is a saturation point in any community and Sidmouth has reached it.

Everyone to whom I have spoken feels similar concern.

Is EDDC determined to completely destroy this area? That is certainly what would happen if these plans are allowed to go ahead.

Rep No: 3817

Name: Geoff Pook

Date sent: 07.05.12

Hi Mark and east team, I cannot attend the meeting tomorrow but would like the following to be read out on my behalf in the time allotted to ward members or as a dm member.

Statement to the special DM committee considering the new local plan.

Cllr Geoff Pook member for Beer and Branscombe.

My apologies for not being able to attend the meeting. With the approval of the chairman I ask for the following to be read to the meeting during the period allotted to ward member representations.

I would like to record my support for the New East Devon Plan as submitted to this meeting. The plan I believe, outlines a good and clear strategy for the development of East Devon for the next fifteen years. In considering the issues I think it has achieved a good balance between the housing, employment, environmental and social issues. Most importantly it supports sustainable, balanced communities, large and small, which by definition must have affordable homes and employment provision if they are to survive.

I also believe the plan provides a substantial and defensible framework of policies and statements to protect those elements of our communities and environment that require protection. The plan is a strategic document and it is right that it sets the limits whilst the detail is determined locally through the neighbourhood plan.

It is the development of neighbourhood plans that worries me most. The New East Devon Plan relies on towns and villages preparing substantial, evidence based plans, following discrete guidelines and formats. I have read numerous documents on neighbourhood plans and have been to seminars on plan production, what i don't see is a clear way forward but what I do see are consultants "circling" as they see the lucrative opportunities for consultancy projects. This all concerns me greatly. The development of good neighbourhood plans is absolutely essential to the New East Devon plan yet the process seems shrouded in mystery, detail, consultant speak and eye watering estimates of cost, all of which are likely to deter communities from developing what I believe will be the most important and powerful document they are ever likely to need to produce.

Localism is the order of the day but resources must be made available to let it happen. I fully support the new plan but want to see an equivalent effort put into supporting communities develop their neighbourhood plans. The plans should be generic in format but local in detail. Most of all the plans must be community not consultant driven.

I would like to see a substantial commitment from the council to support communities prepare their own plans. It will cost but it need not all be direct cost. Consultants will play their part but I believe the council can have a greater role in direct support to communities, simplifying the structure and taking away the mystery but most of all actively encouraging the perpetration of plans in the town and parish council meetings.

I trust the dm committee will support the plan to date and look forward to the development of true, powerful neighbourhood plans.

Geoff Pook ward member for Beer and Branscombe and DM committee member

The Planning Policy Section,
East Devon District Council,
Knowle,
SIDMOUTH.EX10 8HL.

21, Bracken Close,
HONITON.EX14 2YS

4th June, 2012.

Dear Sirs,

With reference to the proposed development of land marked on the HONITON TOWN CENTER INSET MAP issued to residents who reside in the adjoining area, namely GITTISHAM PARISH - HEATHFIELD MANOR.

I myself live off Honeysuckle Drive in Bracken Close. I bought this house in APRIL 2007 with the understanding from my Estate Agent that there was no proposed building in these fields as they were "AN AREA OF OUTSTANDING NATURAL BEAUTY". So how can it be that now planning is being proposed?

I am myself from farming and thought I had a good knowledge of the meaning of "AN AREA OF OUTSTANDING NATURAL BEAUTY".

Old Elm Road which runs parallel and Honeysuckle Drive I assume would be the only entrance and exit to the proposed 300 houses, there is no way that the traffic from these 300 houses could use these inadequate roads, they are not built to carry that amount of traffic I am sure.

Also - what arrangements can be made for SCHOOLS and MEDICAL needs?

I also understand that when these houses were built approx. 30 Years ago, there was some flooding in BRACKEN CLOSE due to the water runoff from the fields behind, and soak away drainage runs along behind NO's 1,2,3 and 4 Bracken Close. Surely if more houses are built on this area of Heathfield Manor, more covering the land with concrete would bring a similar problem.

I would appreciate that you listen to all of us here and take on board the problems. Also consider other parcels of suitable land for development in our lovely COUNTRY TOWN OF HONITON.

Thanking you in anticipation.

Yours faithfully,

A large black rectangular redaction box covering the signature of Patricia S. Buchan.

Patricia S. Buchan. (Mrs)

Rep No: 4001

Name: Arthur Anderson

Date sent: 13.05.12

As secretary of the Exmouth & District Allotments Association, who manage both Exmouth sites on behalf of the Exmouth Council, I was surprised to be given a copy of the above plan which asks for comments to be received by Monday 11th June 2012.

Apparently planning permission has been given to build 48 houses on Exmouth Allotments and we have had no contact or previous information about the plan. In fact the document is vague on location.

We have a committee meeting next Wednesday and I would be obliged if you could clarify the situation as a matter of urgency.
