

From: Andy Joss [REDACTED]
Sent: 12 January 2023 12:41
To: Planning Policy
Subject: Draft Plan Response

Dear Sir/Madam,

Overview

Whilst EDDC has clearly undertaken significant work in preparing the Draft Plan documentation and the related website, its navigation is unbelievably, and unnecessarily, unwieldy, to the point that people wishing to contribute will have been put off responding.

One senses that within EDDC there has been both a lack in coordination of resources, as opposed to a lack of resources per se, and limited overview of the navigability of the web site, especially for those people wishing to respond meaningfully, rather than assuming a 'smiley face' response will suffice. Arguably, it has put people off contributing to the Plan and is undemocratic.

The Draft Plan

I object strongly to the inclusion of the sites to the east of Lympstone Village namely Lymp_09, Lymp_10, Lymp_14 and Exm_04a in the Local Area Draft Plan.

These areas, if developed, would have a severe detrimental impact on Exmouth, Lympstone and the surrounding area. The planned houses in this area of Lympstone are not needed, unsustainable and in the wrong place for reasons set out below.

The projected housing figures, underpinning the Draft Plan, are no better than a 'knee jerk' reaction to 'top down' arbitrary requirements from the Government. Furthermore, they are potentially invalid following the Government's recent announcement on housing requirements at the end of 2022.

Whilst the need for additional housing is acknowledged, arbitrary numbers passed down from central Government should not be blindly followed on what subjectively is a least impact analysis which ignores the realities of the lack of suitable infrastructure and budgets for local services which truly make housing sustainable.

Objections/Suggestions

Exmouth town has absorbed ever increasing housing over the years. It is effectively near capacity (within its watershed) and any new housing will have a significant detrimental impact on existing residents and infrastructure upon which the current residents rely. Lympstone has also developed significant housing within its parish boundary (including that absorbed by Goodmores) and has 'done its bit' whilst retaining the integrity of the Village.

In summary, there are several reasons why the housing proposed on the above identified sites is unsustainable and should not be taken forward. These are:

- Insufficient services (e.g. none have been funded to accommodate the new development at Goodmores) including the wastewater and drainage, health facilities and education infrastructure;
- No bus routes or cycle paths planned holistically to integrate with other infrastructure in the area;
- The inability under current legislation and EDDC funding to influence the number of essential social and affordable houses alongside open market housing, as a result making social housing targets redundant;
- Coalescence of communities by building NE of Exmouth, facilitating the encroachment of housing development towards Lympstone Common will inevitably result in more indiscriminate development which will negatively transform the entrance into Exmouth, blighting the landscape and destroying the rare habitat and plants which form the Pebblebed Heath Common.

Land north east of Exmouth, which is in the parish of Lympstone, is not available at the whim of Council planners to meet arbitrary housing targets for Exmouth. Such 'Parish capture', as evidenced at Goodmores, is an undemocratic way for EDDC to meet Exmouth's arbitrary contribution to the housing demands placed on East Devon.

As a result of the Government's announcement, the planned housing numbers will more than likely require revising downwards. If not, and the current stated housing requirements are not scaled back, plans to accelerate proposals to build a new community in the Hill Barton area should be accelerated and sites identified within the 'Built-up area boundary' of Exmouth.

Yours faithfully

Andrew Joss