

**From:** Richard and Ros Scott [REDACTED]  
**Sent:** 09 January 2023 15:18  
**To:** Planning Policy  
**Subject:** Response to the invitation for comments on the East Devon Local Plan

**Importance:** High

**Categories:** Reg.18 consultation

Dear East Devon District Council,

We are responding to your invitation to provide comments on your Local Plan for housing to 2040.

Our comments are based on having lived in the area since 1995, so we are in a good position to understand both how housing developments have affected East Devon over the past three decades and to judge what the impact of your various plans might be.

- We appreciate the imperative you are under to authorise new housing. However, we feel this imperative should be challenged given the extremely high level of new housing already built around the Exeter area in the past two decades compared with many other areas of the country.
- We support the idea of gradual development if corresponding investments are made to infrastructure. However, our key concern is that the huge amount of new housing in and around Exeter in recent years has meant the population has already outgrown its supporting infrastructure. This is a general observation given what we have seen over the past thirty years, but our next point goes into some specific examples of how the rapid housing development has created problems with infrastructure in our immediate area.
- The roads and railway between Exmouth and Exeter are unable to support a significant increase in housing. Moreover, the area's healthcare facilities can barely cope with the present population let alone accommodate an increase in population resulting from new housing.
  - Capacity on the Avocet Line railway has been increased in recent years by lengthening the trains and building a new station at New Court. However, given the one-track nature of the track, and because even longer trains cannot be accommodated, there is insufficient capacity to facilitate significant new housing. I already have to stand on some peak-time trains travelling from Exmouth to Exeter even though Lypstone is only the second stop, and I have had times when it has been hard to board trains from Exeter because they are so crowded.
  - The A376 is already suffering from excessive traffic and significant delays are becoming commonplace. Long queues are developing frequently, sometimes merely because services like rubbish collections or lorries pulling in to make deliveries cause long tailbacks due to a narrow road not being designed to cope with such a heavy flow of traffic. Moreover, it is becoming ever harder for traffic to pull out safely on to the A376 from intersecting roads. The A376 cannot facilitate a significant increase in housing.
  - The health service is under desperate pressure. We are sad and worried to have experienced a deterioration in healthcare services in our area and are extremely anxious that the position is not worsened by large amounts of additional housing without first significantly increasing the provision of GPs, dentists and hospital capacity. Allowing further significant housing development without first having made large investments in healthcare facilities would be a conscious decision to dangerously risk your residents health.
- We live in Lypstone and while we have views on the relative merits on many of your plans it seems that it is most appropriate to comment solely on your draft plans for Lypstone. On the

proviso that you are able to make the substantial investments in infrastructure required before significant development we think the best place to build new houses in or around Lypstone is on your 'Second Choice' site adjacent to Courtlands Lane. Overall, we feel this site would have a less deleterious impact on Lypstone than your 'Preferred' option either side of Meeting Lane.

We hope these comments are helpful, and will have an influence on how your plans develop. Thank you.

Yours faithfully,

Richard and Rosalind Scott

Mr and Mrs R.W. Scott.

[Redacted signature block]