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15th January 2023

EDDC Planning Dept
Blackdown House,
Border Road,
Heathpark Ind Est
Honiton EX14 1EJ

Dear Sir/Madam,

Public Consultation of Draft Local Plan – Housing NE Exmouth

I object to the land proposed for housing NE Exmouth, Hulham Road. As follows,

Land proposed to too close to Pebblebed Heaths, which is a very important SSSI site/Natural Nature Reserve/SAC/SPA and in an AONB, the number of houses planned in Upper Hulham/Marley would have a detrimental effect on this site and the wildlife corridor which leads from it. As you know Natural England expressed serious concern when planning was put in previously for the fields in Marley, and far fewer houses were proposed, Planning Application 14/3022/MOUTH. **National Policy framework is very clear that planning should not be given for development inside or outside SSSI sites if it is likely to have adverse effect on said SSSI site.**

The land proposed for building supports many endangered species including bats birds mammals and reptiles. Bats need wooded areas and open pasture to roost and feed, much of this habitat has been destroyed by the development at Goodmores. As you are aware Bats are protected by law, this includes their roosting and resting sites, flight paths and foraging areas, ie, woods fields hedgerows and trees, **these must not be destroyed or altered.**

There are areas of Ancient Woodland and Wood Pasture in this proposed development area, and the area known as The Lawn in Marley has many Ancient Trees. These ancient Trees are protected and the ecosystem they provide cannot be replaced. Recent research shows that the carbon capture of Ancient Trees is more than originally thought and far more than that of younger trees. **As EDDC is so concerned about being carbon neutral, and wants to plant thousands of new trees creating new woodlands, and considering one of the areas for this new woodland is Exmouth, it seems unbelievable that the same council is jeopardising the very existence of trees that are hundreds of years old.** These ancient trees are affected by root disturbance and differences in the water table, as was explained by The Woodland Trust when they objected to previous planning application. Also building has to be at least 15 times diameter of trunk or 5m from edge of tree canopy, also a buffer zone would be enforced of at least 15m from edge of Ancient Woodland, more if development

would affect the trees, which a housing estate undoubtedly would. Buffer zones are for the wildlife not back gardens or cycle paths!

There are recognised wildlife sites next to Marley Fields which are identified on previous planning applications, these warrant extra protection.

The infrastructure in this area is not good enough, The roads are inadequate, even if Dinan Way extension is built it just pushes the problem further along Exeter Road. The sewerage overflows into the sea. Hulham Road turns into a river whenever there is heavy rainfall due to run off from commons and very high water table, there are many springs and underground streams in this area.

Housing should be built closer to amenities and affordable for local people.

EDDC purports to be 'Green' and wants to be carbon neutral, wants to plant thousands of new trees to achieve this and yet pushes ahead with endangering the Ancient trees which are so much more beneficial. A rethink is needed. No more houses until EDDC have explained their thinking behind this ridiculous planning scheme

Yours faithfully

Peter J Madell