

[REDACTED]

From: Tony & Sue Wilkinson [REDACTED]
Sent: 30 December 2022 10:05
To: Planning Policy
Subject: Fwd: Local Plan

The Planning Dept

My previous e-mail dated 13/12/22 refers to the Local Plan. My comments referred to the sites for land adjacent to Windmill Lane (26 homes), land north and east of Eastfield (27 homes) and land at Westhayes (6 homes). Please delete that e-mail and substitute this e-mail.

I currently have two objections to the local plan and that concerns the overall numbers that you are required to plan for from central government. My objection arises because of the lack of increases in local services which are mainly outside your control. Health facilities for instance will not increase because there will be more people to use those facilities in the area. Likewise education - no doubt pupil numbers will increase but without appropriate increases in facilities.

I fully accept that people need to live somewhere and many want to live in East Devon. The proposed development on sites mentioned above seem reasonable to me. However to consider development in Oak Road which is "countryside", at a great distance from the village centre and outside the village boundary is totally inappropriate. I object most strongly to the development in Oak Road.

My only other comment concerns the bottlenecks in the movement of people from one type of property to another. Councils have quite rightly concentrated on the development of affordable homes for first time buyers. However, bottlenecks appear through the affordable home or flat > semi-detached house > detached house > large detached house > bungalow cycle. I am sure that you understand that if there are not enough of one of the types of property listed there is a bottleneck. In East Devon, we have a bottleneck because there are simply not enough bungalows. My wife and I live in a four bedroomed house with three reception rooms and a conservatory. We have lived in West Hill for 35 years and we do not want to leave the village. We cannot find a bungalow in West Hill to buy so there is a "bottleneck".

I appreciate that developers do not like building bungalows because of reduced profit. However if EDDC were to stipulate that any major development must include a small number of bungalows on the same principles as rules regarding affordable homes, ie a %age, the bottleneck would be reduced. This would be popular in villages like West Hill where the price of an "affordable" home would still be much more than many first time buyers could afford.

I hope that you will take my views into account.

Please acknowledge receipt of my e-mail, thank you.

Tony Wilkinson, Honorary Alderman of East Devon.