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From: Mark Hitchcock [REDACTED]
Sent: 14 January 2023 22:32
To: Planning Policy
Subject: OBJECTIONS TO DRAFT LOCAL PLAN REGARDING LP_Honi_01

Categories: Reg.18 consultation

M B & N J Hitchcock
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Date 14/01/2023

Dear Strategic Planning Policy Team,

EMERGING LOCAL PLAN PUBLIC CONSULTATION – OBJECTION TO ALLOCATION
LP_Honi_01

We are writing to register our objection to any residential development in allocation reference LP_Honi_01 as identified in the Emerging Local Plan consultation. The reasons for this objection are as follows:

- The detrimental impact development will have on the setting of Heathfield estate and its conservation area
- The previous applications to build on this land (Rewf: 15/1027/MOUT & 13/2430/MOUT) were both rejected principally on the grounds that the land is an AONB.
- Nothing has changed since that application, the land is protected by the CROW Act 2000 and the East Devon Partnership Plan and is contrary to clauses 176 & 177 of the NPPF.
- Destruction of the productive farmland that provides a natural barrier between the current built environment and ancient woodland of Gobsore Woods, as designated on the Natural England website.
- Development will have a detrimental visual impact to the AONB and on the setting of the AONB and can only be accessed by building roads across two adjacent fields which are within the AONB, with consequent damage to wildlife and light pollution to what is currently a dark sky site.
- Bats-9 protected species minimum, previously recorded foraging and commuting, Birds-31 species previously recorded, including 7 RSPB priority species (Its their planet as much as it is ours). Newts-Land falls within a Devon Great Crested Newt Consultation Zone, Site is suitable for Roe Deer (seen), Dormice, Hedgehogs and Badgers foraging habitat.
- Significant impact on the sight lines South off the site, looking into the AONB and towards the town due to the increase in slope above the current Heathfield/AONB boundary, houses would be clearly visible form the Heathfield estate and the Blackdowns AONB. Loss of AONB views may affect tourism which is very important to the local economy.
- It is not appropriate to increase further residentially generated traffic and pedestrian movements through the estate.
- Additional traffic accessing the development from the Sidmouth road, Honeysuckle Drive (Via Old Elm Rd) or Hayne lane, none of which are suitable for the volume of traffic increase, will be detrimental to vehicular and pedestrian safety.
- Further pressure on already overstretched health, social and education services.

- Highways, sewers and sewage treatment infrastructure already at capacity, we have recently suffered sewage backing up in our cul-de-sac which required specialist heavy pumping equipment to clear on two consecutive occasions.
- The water run off from the increased area of paved and tarmac roads and buildings will hugely impact on the existing sewerage and drainage run off flood relief adjacent to the railway which has in our period of residence since april 1996 been backed up with the outlet blocked due to debris washed down during heavy downpours on numerous occasions and is now happening more frequently with the potential to be overwhelmed and affecting properties in the adjacent roads. There are already incidents of spillages.
- More housing with no consideration to increasing the level of infrastructure such as school places, surgery which is struggling to provide a day to day regime of appointments for existing patients, fire service cover is already stretched due to cutbacks to fire service authority budgets and the difficulty in recruiting on-call firefighters to give cover especially during daytime hours.
- Distance from town centre, schools, health centre/hospital, train station and commercial centre will result in car travel resulting in an unsustainable development.
- Properties neighbouring the site would suffer from loss of privacy.
- It is totally inappropriate and irresponsible to be showing a settlement boundary at this point in time.

Yours faithfully,
Mr M B & N J Hitchcock

Sent from my iPhone