

From: Phil Morgan [REDACTED]
Sent: 10 January 2023 01:15
To: Planning Policy
Cc: Cllr Geoff Jung; Cllr Dan Ledger; Cllr Paul Arnott; Cllr Paul Hayward; Cllr Eleanor Rylance; Cllr Denise Bickley; Cllr Sarah Chamberlain; Cllr Fred Caygill; Cllr Maddy Chapman; Cllr Andrew Colman; Cllr Megan Armstrong; Cllr Paul Millar; Cllr Tony Woodward; Cllr Bruce De Saram; Cllr Nick Hookway; Cllr Chris Wright; Cllr Olly Davey; Cllr Joe Whibley; Cllr Eileen Wragg; Cllr Steven Gazzard; Cllr Brenda Taylor
Subject: EDDC Draft Local Plan
Attachments: Site plan for Phil Morgan.docx
Categories: Reg.18 consultation

Good Evening

I cannot understand how, after all the objections by residents and councillors to the development of Goodmores Farm with 300 houses, you can simply allocate another 258 houses to the same area. All because of government targets and landowners willing to have their agricultural land developed for housing. The NE Exmouth sites should be removed for the following reasons:

- The LP-Exmo_04a; Lp_Lymp_14; LP_Lymp_09 and LP_Lymp_10a proposed allocations would result in a substantial number of houses in excess of 1.5 miles from Exmouth town. This is not a sustainable location for such a vast number of additional homes and will result in the residents of this area being reliant on the use of private vehicles as there are no nearby or convenient local services or facilities. The gradients of the possible routes from these allocations to Exmouth town centre would be an additional deterrent from walking/cycling. If a development is not sustainable it must therefore be **contrary to the climate emergency agenda**.
- LP-Exmo_04a; Lp_Lymp_14; LP_Lymp_09 and LP_Lymp_10a proposed allocations would completely destroy the rural character of the upper section of Hulham Road. All the northern routes out of Exmouth (except for the A376) that lead toward the rural hinterland and initially toward Woodbury Common, have a tranquil, picturesque, tree lined and rural character that is quite distinctive. Hulham Road, Higher Marley Road and St John's Road share similar characteristics and have a character and appearance that is distinctively different to the suburban areas such as Dinan Way, Bunn Road, Bystock and Meadow View Road. The further encroachment of residential development, north of Exmouth and very close to the boundary of the designated landscape areas of Woodbury Common feels **entirely wrong both from a sustainable development perspective, but also from a practical perspective, visual harm perspective and ecological perspective**.
- LP-Exmo_04a; Lp_Lymp_14; LP_Lymp_09 and LP_Lymp_10a proposed allocations have the potential to seriously damage and destroy sensitive ecological habitats, with the area of LP_Exmo_04a particularly noteworthy with regards to the rare species of bats that inhabit the woodlands. All of the above allocations have numerous hedgerows and trees that are used as foraging routes for wildlife and with clear links to the wider ecological habitats within the pebble bed heaths across Woodbury Common. **The development of these areas would be in direct conflict with the requirement for biodiversity net gain.**
- The proximity of proposed allocations LP-Exmo_04a; Lp_Lymp_14; LP_Lymp_09 and LP_Lymp_10a to the Pebblebed Heaths will encourage additional recreational use of the Pebblebed Heaths/Woodbury Common. Additional recreational use could damage this designated and protected landscape. **The draft local plan does not allocate or provide for suitable alternative green and open spaces that could help to alleviate additional pressures on the Pebblebed Heath areas or likely additional pressures on the Exe Estuary.**
- The woodland area included within the LP_Exmo_04a proposed allocation is under review and it is expected that it will be designated as ancient woodland later this year. This woodland must be retained as it is incredibly important

from an ecological perspective supporting numerous fauna and flora. The woodland must be protected. If Exmo 04a is not withdrawn from the plan it will require a 50-metre buffer/exclusion zone around the woodland to aid its preservation. The land in the eastern section of proposed allocation Exmo_04a is to be proposed as additional county wildlife site as it immediately abuts the existing designated land in this area, which in turn abuts the ancient woodland.

In summary I object to the following allocations and want them removed from the Draft EDDC Local Plan : LP-Exmo_04a; Lp_Lymp_14; LP_Lymp_09 and LP_Lymp_10a

Proposal for a NE Exmouth Wildlife Country Park

I have recently read about the need for accommodation for the elderly (over 70's) in addition to the need for affordable houses. The above arguments make it clear that the NE Exmouth sites are not suitable for affordable housing.

However, in order to make some contribution to the targets for homes my proposal is to build an over 70's complex with 60 homes on a much reduced Lymp 14 site. In addition, my proposal is to develop a Wildlife Country Park in the remainder of Lymp 14 and part of Exmo 04a. Please see attached map. Summary of the proposed scheme:

- 1 Withdraw all plans to build executive houses which would lead to more traffic using the roads to Exeter for work.
- 2 Build a 60-home complex (apartments, flats) for over 70's .
- 3 Reduce the Lymp 14 site by making the boundary a line from the southern boundary/corner of Marley Hayes to the eastern boundary/corner of Goodmores estate. See maps
- 4 Lymp 14 residents enter/leave Hulham Road from the same exit as Goodmores.
- 5 Build a roundabout on Hulham road at the exit from Goodmores. This has the advantage of slowing traffic down along Hulham road.
- 6 Build traffic calming chicanes in Hulham Road, the same as we have along the sea front.
- 7 Widen Hulham Road as far as possible without disturbing trees. This will make cycling and walking along Hulham road less dangerous.
- 8 Create a park similar to Phea Park in the area remaining of Lymp 14 and the bottom of Exmo 04a see map.
- 9 Designate the new park and the remainder of Exmo 04a as County Wildlife Sites.
- 10 Advantages

- 60 homes are created with minimum effect on wildlife leading to a biodiversity net gain.
- This could be a highly energy efficient complex and be in line with the Climate Emergency Agenda.
- Retired couples are more likely to have just one vehicle thereby reducing traffic generally and pollution.. Young couples with school runs and shopping will need two cars per household.
- Over 70's won't be working thereby eliminating the extra traffic to Exeter
- Goodmores will have direct access to a Park which they don't currently have.
- The Green gap between Lympstone and Exmouth would be maintained.
- The Wildlife Park would reduce the pressure on the Pebblebed Heath and the Exe estuary. This is especially relevant now that we are going to have so many more people living in NE Exmouth from Goodmores.

Thank you for taking the time to read my proposal. Giving the residents of Brixington and the future residents of Goodmores a new Wildlife Park that they can walk to would be very popular and would, I hope, gain universal acceptance.

I look forward to your response to my proposal.

Kind Regards
Phil

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