

**Exmouth Civic Society submission to EDDC as part of the current consultation on the  
Draft EDDC Local Plan 2023-40**

As proud local residents of Exmouth we would like to set out our thoughts on how the draft EDDC Local Plan will negatively impact Exmouth's future and suggest some key changes that need to be made to ensure it makes a positive contribution to the town's development.

The current draft local plan has allocated a further sizeable allocation of new housing to Exmouth ignoring the current pressure that local services and infrastructure are under and in addition, fails to meet the needs of local residents to access affordable housing.

The draft plan proposes that c. 1000 new homes are built in Exmouth over and above the additional 1000+ houses already completed since 2020 or committed adding c. 15% to the Town's population.

The logic for this as stated in the plan is that *"Exmouth is very well supplied with services and facilities with a large secondary school and primary schools, a variety of shops, sports facilities, a library, GP, hospital, railway station and regular bus services. The town centre, where most facilities are located, is positioned in a south westerly part of Exmouth. A consequence of this is that towards the outer edges of the town many residents are comparatively remote from some services and as such can be car dependent. (EDDC draft Local Plan page 70)*

This statement ignores the facts that

- Doctors and dental services are at or over capacity and no additions are planned
- Our secondary school is full and children are being bused to other schools outside the town
- The sewage infrastructure (excluding the treatment plant itself) is inadequate
- Further erosion of green spaces will potentially increase flood risks

**This must change** with full recognition given to the real position and far greater emphasis placed on ensuring that any new homes built are affordable housing for existing residents nearer to the centre of the town.

To achieve this the following actions should be taken by EDDC in respect of the current draft of Local Plan.

- **Stop the current process** to allow the full impact of the new rules announced by Michael Gove to be included which will give EDDC greater freedom when calculating the homes to be built to take account of the local constraints in Exmouth which we all acknowledge exist.
- Increase the delivery of new homes from the planned new settlement north of Hill Barton from the current delivery of 2500 in the planning period to closer to 5000 thereby relieving the burden on existing settlements like Exmouth to provide additional housing
- Remove the sites allocated in the NE of Exmouth EXMO 12, LYMP 9,10, 14 which due to their remote location will predominantly create medium density executive housing taken up by new residents moving into the town and then commuting back to their employment in Exeter
- Remove the further intrusions into the Maer Valley by removing sites EXMO 5,6&8.
- Promote the lower section of EXMO20b site to green from orange and part of EXMO17 to green placing a high affordable housing % target for their development

- Seek more brownfield/ pre-used sites close to the town centre (such as the disused police station and post office, relocation of EDDC facilities at Camperdown Terrace) for allocation to affordable housing
- Devise a more credible strategy for creating employment sites within the town with the emphasis on dedicated employment sites suitable for high quality jobs rather than mixed development land as proposed

The above changes would

- limit the overall strain on Exmouth's infrastructure in the planning period
- aid the delivery of EDDC's Climate Emergency strategy by removing housing from sites that will generate car-based travel to work in Exeter and to access local services to sites with lower climate impact such as the new north of Hill Barton settlement
- ensure that any additional housing serviced by the town's stretched facilities is focussed on providing affordable housing for local residents as close as possible to the geographic centre of Exmouth
- provide more viable employment opportunities in the town
- ensure the EDDC Local Plan reflects the wishes of Exmouth Town as set out in the Neighbourhood Plan which was only adopted in 2019

We very much hope that these thoughts align with those of Exmouth Town Council and that they will be echoed in the Council's response to EDDC on the contents of the current draft of the Local Plan for the District.

Ian Cann - Secretary

On behalf of Exmouth Civic Society