

KEVIN CHANOT 

Mr E Freeman
Service Lead Planning Strategy and Development Management
East Devon District Council
Blackdown House,
Border Road,
Heathpark Industrial Estate,
Honiton,
EX14 1EJ

12th January 2023

Dear Mr Freeman,

Proposed changes to East Devon Local Plan – Options 1 and 2

I am unable to use Commonplace as I am not familiar with IT hence I am writing to you to set out my response instead.

I am a resident of Farringdon and write to object strongly to the proposed new town referred to as Option 1 and Option 2.

First, can I say how disappointed we were as a Parish to not be afforded an opportunity to meet with officers of EDDC face to face in our own village hall to discuss these matters when 2 out of the 3 options fall squarely in the Parish of Farringdon.

Secondly, the time allowed for completing the consultation is wholly inadequate and cannot be said to be of sufficient length or timed appropriately given that this has taken place primarily over the Christmas period.

Thirdly, I understand from information received from our Parish Council and through our residents' association, that we have not been given the complete picture by EDDC and that there are plans behind the scenes which are far more advanced than have been disclosed thus far. These include the intention to run a road right through the parish thereby dividing an established community in two. The lack of transparency is worrying given the extent to which the proposed changes will affect so many.

It is my understanding that government policy has changed and the premise upon which the consultation was commenced has been derailed by this. The government are no longer requiring a fixed number of houses to be built so why is this even being proposed or pursued further at this time?

I am concerned as a Council taxpayer that I have to be responding at all when the continuation of the consultation can no longer be said to have any validity and should be halted forthwith.

An article written in the Sidmouth Herald by Cllr Mike Allen also reflects grave concerns about the whole process and I see that he is intending to raise this matter at the Council's Scrutiny Committee in February of which he is the Chair as well as

being a member of the Strategic Planning Committee. That cannot be said to bode well for these plans surely?! I hope that the Strategic Planning Committee will recognise that they have been called to account and that the proposed changes cannot continue in their present form. This process should be suspended with immediate effect.

The following comments are made therefore subject to my views set out above and relate both to Option 1 and Option 2.

I have lived in Farringdon for just over 2 years, having moved from the city. I chose to live here for its rural setting and to have more space. There is also a real sense of community here which is lacking in the city. I am proud to be involved with the Farringdon Residents' Association and regularly attend meetings and events in our village hall. This includes our monthly Parish Council meetings.

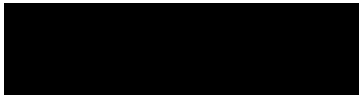
I do not agree that Option 1 and Option 2 should be progressed following this consultation. My reasons are below:

1. Such change would mean that Farringdon Parish with its historic homes, open countryside and close community would be decimated through change to the whole character and nature of the parish and its parishioners.
2. The land is open countryside and used for agriculture. Emphasis should be on feeding people as the land does now and ensure that we keep our fields used for production and not treated as brownfield when they are clearly green field sites. Just because one landowner offers it, this evidently causes EDDC to set aside proper evaluation and care towards residents and they thereby give no further thought to the ramifications by already referring to it as the "preferred option" (Option 1) when this only applies because they see it as an easy option because of "deliverability"!
3. This is an established Parish which is mentioned in the Domesday book of 1086. There are a good number of Grade II and Grade II* properties including our beautiful church which should not have their surroundings changed by being enveloped by a new town. People live here and have been part of this community for decades because they love and want to be part of the countryside and all that it offers NOT part of a new town which will become a dormitory town for Exeter
4. It is a travesty that the Council allowed the building of Hill Barton Business Park. I am aware of the complaints made of its noise, foul smells, pollution, dust and bright lights glowing throughout the night. This too cannot be allowed to expand. This has had a significant affect on the Parish and cannot be said to be compatible with a new town or housing primarily for families or the elderly or disabled.
5. There is much wildlife in the village which has included the finding of a rare bat following a survey 10 years ago. I am fortunate to experience much of the wildlife and cherish the countryside with its ancient hedgerows and woodland that is their home and which must not be allowed to be spoilt and overrun by houses and which will only act as a main artery for vehicles coming from Hill Barton and Greendale serving the landowners rather than the community.

6. The land proposed to be built upon will place greater strain on the sewerage systems and flood water drainage in Clyst St Mary which already suffer when there are heavy rains.
7. Transport systems are wholly inadequate and promise of eco-friendly improvements yet building a main road through the village are inconsistent. There will be no room for a railway. Cranbrook meets that requirement instead although it too is placing a strain on GP surgeries and other public services which clearly were never thought through as they should have been.
8. Cranbrook was started in 2012 and there are 2500 house built and there is an intention to see 20,000 built in total. It is clear that Cranbrook is affected by the airport (I hear that there are a lot of complaints about the noise) and lack of town centre and with the build being developer led. Given that this will be such a large town where is the sense in another being built just across the other side of the A30? This was not an established community when built yet Farringdon Parish is. EDDC decided to sacrifice farmland for Cranbrook but there should not be any more sacrificed. We need our farmland to grow and support the county and the country.
9. We also need lessons to be learnt as a result of Cranbrook which a similar or bigger development should not even be contemplated before that is completed. Cranbrook also has large businesses adjacent to it with the Sky Park and Science Park which can all be supported by housing in Cranbrook and housing already built on that side of Exeter at Pinhoe from Sainsbury's across to the M5.
10. I know the importance of having families living in the community and that is why there should be housing for families to be with their families which means not one large conurbation, but homes built in each village across East Devon.
11. Our Farringdon Neighbourhood Plan received an overwhelming majority of support of over 80%. It is a thoughtful and carefully constructed document which seeks to balance the needs of the community and which the government also intends to uphold now rather than letting landowners and developers take over with scant regard for those who live in established communities. This document should be respected and not undermined by using the changes to the Local Plan as proposed. I urge you to read the FNP preamble as it says it all!

For these reasons I submit that Option 1 and Option 2 should be dismissed. I would clarify that, in making this submission, I also do not consider Option 3 suitable either. Where there are housing needs they should centre around families and should be built in their families' localities across the district of East Devon and across Devon and the county as a whole.

Yours sincerely,



K R Chanot