

## **PROPOSAL FOR SITES LP Exmo 08&16**

As residents of the adjoining Elm Lane we wish to comment as follows:

### **GENERAL**

Exmouth is only able to be accessed on a 90-degree quadrant because the other 270 degrees is either sea or river. This funnels traffic on an already inadequate route towards Exeter (for work or leisure), towards Budleigh along Salterton Road or a maze of narrow roads through villages within that quadrant. The road via Halfway up to the A30 is twisting, narrow and dangerous when confronting lorries.

Why must we continue to cram more and more into a confined area when most of East Devon has 360-degree access?

### **SPECIFICS**

#### **LOCATION**

When proposals were discussed for 500+ dwellings in the Plumb Park development, the plan was reduced in scope to keep the green corridor along the Maer Valley as a green lung under the Neighbourhood Plan. If this were not done the environmental status of the land on the opposite side of Maer Lane would be endangered.

**This proposal is in opposition to that decision**

#### **QUANTITY**

The proposal is for around 45 dwellings. An earlier proposal for the fields in question mentioned around 22.

There is a marked tendency for “project creep” in these matters:

- when the Plumb Park proposal was initially declined the limit was set, if remembered correctly, at about 200, but is now in excess of 300;
- when the initial boards went up for what became Buckingham Heights in Pankhurst Close the number of dwellings was around 40, it is now in excess of 120

If this is approved, what are the chances that the remaining land in and around Green Farm would be swallowed up to increase to say 100 ‘as we might as well now as the environmental damage has been done’.

#### **ACCESS**

We wonder where the road access will be located. Looking around this area, particularly at sites developed in the last 20 or so years, there seems to be an average of close to 2 cars per house. Where will the 50-75 vehicles enter the ‘main’ roads in the area.

If via Plumb Park, then this will throw additional traffic onto Littleham Cross, already impacted by the afore-mentioned Plumb Park, not to mention traffic from the Sandy Bay complex.

If via Buckingham Heights onto Pankhurst Close, then Littleham Road would become even more dangerous particularly as it is close to the local Primary School (as well as coping with the Sandy Bay traffic). The road almost opposite Pankhurst Close, The Green, has always been a challenge to drive along because of the curve, the single lane bridge in Capel Lane and parking – the junction of The Green and Capel Lane is now dangerous due to lorries and vans parking on the ‘inside’ of the corner

since double yellow lines were painted on the 'outside'. The additional traffic would make these and other nearby residential streets more of a rat-run than they are already.

Is it proposed to build access via Maer Lane? – this would seem to be a very bad idea as traffic would either have to go via the single lane bridge by The Clinton Arms or down the single track Maer Lane.

Otherwise, it looks like existing properties would have to be demolished.

Both Salterton Road and Littleham Road seem to have had an increasing number of 'works' in recent months. How much is due to additional and construction traffic?

### **LOCAL INFRASTRUCTURE**

We are likewise concerned about the additional load being placed on services: schools, medical provision, water supply, drainage/sewage (particularly in respect of increasing periods of very heavy rainfall) and car parking to shop in Exmouth. The frequency and times covered by the local buses does not encourage use (other than schools traffic to St. Johns Road); it is unsuitable for "heavy shopping", increasing the use of cars.

### **PRIVACY/LIGHT etc**

The ground level of the proposed site is above that of most of the properties adjoining it. This raises concerns on the matters of:

- Privacy: the rooms overlooking the site are in main first floor bedrooms and ground floor living rooms,
- Light: the rear gardens of the Elm Lane houses are small; any buildings close to the edges would drastically cut the light particularly as mentioned the ground level is higher. As the gardens face south-west, we should not live in the shadow of new houses as people and the plants they have grown need natural light (not to mention the costs of keeping lights on for additional hours)
- Security: as the existing houses were built adjoining farm land, they rely in the main on the farm's electric fence to keep the cows off their property. What would be proposed to provide security (which would not have unwanted effects on light)?

### **SUMMARY**

We hope that we have highlighted concerns that not only affect those with properties adjoining or close to the proposed development site but those in the wider area. Residents in Littleham and Exmouth will be affected by loss of the lovely views but also the increased traffic and effects on local services. We must not forget the large number of visitors to Sandy Bay who come to enjoy the views and what the area offers and who spend a lot of money in the local shops – in many cases tiding them over the winter period.

Alan and Cherryl Hughes