

### **Exmo\_03 – Land at bottom of Bapton Lane**

I am the owner of 14 Bapton Lane EX8 3JT. This property shares a boundary with the land designated Exmo\_03 in the East Devon Local Plan 2020-2040 Sustainability Appraisal Report.

I am unhappy that you have rejected the planning application for a single dwelling on the land Exmo\_03. The only reason you give for your rejection is that Exmo\_03 is included in your plans for the Valley Park. I am unhappy for the following reasons:

You do not provide a timescale for the inclusion of Exmo\_03 in the Valley Park. In my 30 years connection with the Bapton Lane / Springfield Road area of Exmouth, Exmo\_03 has been continuously earmarked for inclusion in the Valley Park and after 30 years nothing has happened.

You do not provide details of how you propose to physically include Exmo\_03 in the Valley Park. Exmo\_03 is an island with no actual boundary with the current Valley Park.

You do not provide details of how you propose to maintain Exmo\_03 once incorporated into the Valley Park. In this period of restricted government spending will you have sufficient funding to adequately maintain Exmo\_03?

You provide no details of the use you propose for Exmo\_03. Will it be a wildlife area with no access to the general public? Will it be open to the general public as a grassy area? Given the shape of Exmo\_03, a long narrow triangle with a wide base at the Bapton Lane end tapering to a point midway down Springfield Road, I am at a loss to see what utility the general public could derive from Exmo\_03 other than as a dogs' toilet.

You provide no details of the measures you will take to mitigate any negative impact of opening Exmo\_03 to the general public on those residents in the Bapton Lane / Springfield Road area. I am aware of multiple incidents of anti-social behaviour and of drug dealing and use in the Valley Park. The population of the Bapton Lane / Springfield Road area is predominantly aged and it is these people who will suffer from a loss of privacy, a loss of security and a potential drop in the value of properties in a hitherto calm and pleasant area of Exmouth should such activities migrate to Exmo\_03 as they undoubtedly will.

I would ask you to remove Exmo\_03 from the Valley Park and approve planning permission for a single dwelling on Exmo\_03. By so doing you would:

1. Remove any future financial and legal responsibility for the upkeep of of Exmo\_03 that may fall on you.
2. Preserve a calm and pleasant area of Exmouth.
3. Protect the well-being of the residents.

Martin McLaren  
January 2023