

From: Sarah Dalley [REDACTED]
Sent: 15 January 2023 20:08
To: Planning Policy
Subject: Formal response to the EDDC draft strategic plan

Categories: Reg.18 consultation

Dear Sir/Madam

I reiterate my husband's comments below and in addition would like to include my views as follows:

For a start the website is wrong as we are in the Lypstone Parish and the land that affects us most shows up under Exmouth (Exmo04) but part of this land is within the Lypstone Parish as is our residence. In addition Lyp 14 and Lyp 09 comes up under Exmouth and not Lypstone.

Also we notice that the developer of Goodmores, when putting proposals for amendments to the existing Goodmore site, they include Lyp 14 on their site maps, as if it is a foregone conclusion that they will get development on Lyp 14. We find this unprofessional and very concerning. Are you already in discussion with that developer? Can you please clarify.

The argument that you cannot build on an area of outstanding natural beauty is incorrect because for the right reasons you can build on an area of outstanding natural beauty and this needs to be taken into account bearing in mind the amount of land in East Devon that is supposedly in an area of outstanding beauty. With the amount of development and housing that is potentially needed in East Devon it is not tenable to maintain all this area as ANOB e.g. the site at Liverton in Exmouth is just in an area of outstanding beauty but would actually be a good area for development because it has good access to public transport and within walking distance to supermarkets, bus stops and main road links in and out of Exmouth.

Having read your EDDC objectives they do not match with the land you are proposing to potentially put forward in the new plan, bearing in mind the environmental and climate objectives. All these parcels of land, as I see it, have been put forward by various land owners who seek to make money from development with no thought with regards to how this is beneficial to Exmouth and Lypstone. How is this approach strategic?

Your objectives and my concerns:

- **Better Homes and Communities for all with a priority on the importance of good quality, affordable housing suitable in size and location** - The areas around Upper Hulham Road and quoted above would not suit affordable housing as the location is too far away from the town, schools, shops and public transport. Without a car you are completely stranded. In addition how is Exmouth Community College going to cope with the number of pupils that will undoubtedly come from the 350 houses being built at Goodmores Farm at the moment and then you are suggesting 1000 house on top of this being built. A teacher at the Exmouth Community College confirmed it is already full to capacity. We also believe pupils are being transported to other schools in the area i.e. Kings School in Ottery and Sidmouth.

- **A Greener East Devon, which prioritises issues arising from climate change and supports our natural environment.** - Again building on the above areas would have a detrimental affect on a greener East Devon and climate change, especially with dealing with surface water and sewage discharge following the run off from the Pebblebed Heath right the way down to Exmouth.
- **A Resilient Economy bringing prosperity to the district.** - Where are all the extra jobs coming from? Most people will head into Exeter and a lot of new people have moved down from London and other areas, working from home part of the week. They would benefit from being close to train stations and motorway and A303 links.

The majority of new development should really be located closer to the main roads and transport links which was set out in the greater Exeter strategic plan which was the forerunner to this plan.

We appreciate that a lot of work has gone into this draft plan but it has been driven by the wrong reasons in hitting housing targets by asking landowners to put land forward for development which is not a strategic way of fulfilling your objectives. The Government policy is about to change as announced recently by Rushi Sunak and I would like this plan to be put on hold until the outcome of this new housing policy is known.

Sarah Dalley

From: Andy Dalley [REDACTED]
Sent: 15 January 2023 19:20
To: Sarah Dalley [REDACTED]
Subject: Fw: Formal response to the EDDC draft strategic plan

From: Andy Dalley
Sent: 15 January 2023 19:18
To: Planning Policy <planningpolicy@eastdevon.gov.uk>
Subject: Formal response to the EDDC draft strategic plan

Dear Sir/Madam

We are writing in respect of the EDDC strategic plan which we have found alarming and, as it stands, object to for a number of reasons which we are not happy with as residents of East Devon and Lymptone. Also connected with Exmouth, as one of the areas of land which is proposed cuts through the Exmouth/Lympstone boundary Exmo04. Why is this land therefore not shown under Lymptone? We are surprised that some of this area of land has not been rejected as it is close to the Pebble Bed Heath and very narrow. In addition the woods and trees on this land have preservation orders around them.

We also would comment that we find the whole process of setting out our comments via commonplace very frustrating as it is a very difficult website to navigate around and by no means do we believe that the way it has been set out is neither democratic or consultative, because most people have found it very onerous to make their feelings known and have been put off by it.

The commonplace website is a complete minefield to navigate and whilst we appreciate a lot of time has been spent on this, it is being driven for the wrong reasons i.e. to fulfil a housing target which is completely ridiculous, bearing in mind the geography and environment associated with East Devon and particularly Exmouth and Lympstone.

Even if the housing numbers were correct, how these have been allocated across East Devon is completely untenable. There are far more houses allocated in the west of the region as opposed to the east of the region, whereas the communication and transport links are far more superior in the east of the region i.e. Axminster and Honiton which both have railway links to London and Exeter. They are also situated on the A30 and A303. No regard has been given for Exmouth and Lympstone, particularly being situated on the end of a peninsula and surrounded by water and the Pebblebed Heath i.e. the River Exe and the Estuary, Lyme Bay, to the south west and Woodbury Common/Pebblebed Heath to the north, a protected national heritage site, being part of the Jurassic coast to the north. Furthermore, Exmouth and Lympstone have one road in and out, the A376 which is known to be one of the most dangerous roads in Devon. The only other route into Exmouth is via a B road which goes through Woodbury village and basically serves as a rat run. Also, the proposal doesn't take into account the current development at Goodmores Farm which is in its infancy and where there are 350 houses being built which will add even more traffic chaos in the north east of Exmouth, as the majority of traffic coming to Exmouth would commute into Exeter and beyond via Woodbury village.

How you can look at allocating 1000 houses in this area seems again ridiculous and completely unfair, hence why we say it is untenable. Also, a lot of the land which has been put forward across the Lympstone Parish and Exmouth boundary would lead to coalescence whereby identities will be lost and which must be prevented as distinct boundaries must be left in place.

All councillors, including town and parish and our MP are completely against the proposals to this plan and they have made their feelings known publicly.

Thankfully, following Michael Gove's intervention and a back lash by many MPs, there will be a major change on how new development will be considered whereby the targeting system will be changed to an advisory only basis and there will be more interaction with local communities and local residents. Because of this we strongly feel that the current draft plan needs to cease until more information is forthcoming to take into account the new housing policy and proposals.

Another point we wish to make is whilst we appreciate there is a need for more housing in the area, it needs to be strategic and sustainable and thus located in the right places, with a strong emphasis on social and affordable homes and these should be located near town centres with good transport links and close access to shops, schools etc.

All the land that has been put forward in the Lympstone and Exmouth areas are, in the main, just tagged onto the existing developments and way outside town. The Council have not put forward or offered any brown field sites or council owned sites which could be used for development with a much more innovative approach. Exmouth town centre is in desperate need of re-development and there are plenty of empty buildings which could be developed. Also the police station is a large redundant site and would give a fantastic opportunity for development. There needs to be more out of the box thinking i.e. strategic as the only thing that we can see which is strategic about this plan is the proposal for a new out of town development around Greendale and Hill Barton. This area ticks all the boxes and where suitable infrastructure could be agreed at the outset. The argument that a lot of the Exmouth town centre is prone to flooding is a nonsense because millions has been spent on a flood defence scheme and how on earth did the development around Exmouth marina come to pass and also how did the Marks & Spencer's food hall get agreed. There is a reasonable size block of flats built on the old Q club site by a very good

developer who managed to achieve this on no more than "a postage stamp" site which has been tastefully completed. We do not see why some of the large carparks could not be carefully developed.

We have made our point clear but rather than going on and on we feel that the process should be halted and re-thought following the recent government announcements.

We know there are a lot of people who think the same as us and hopefully have made their comments known as well. Unfortunately they are struggling with the website.

We agree with some of the objectives the plan is looking to achieve but the methodology of hitting housing targets is completely incorrect and we were astonished that one of the senior EDDC staff agreed with our view at one of your public sessions. His words were "we are just following orders."

Andrew Dalley

