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Sent: 15 January 2023 22:22
To: Planning Policy
Subject: Response to Local Plan Consultation

Categories: Reg.18 consultation

Please find below comments to various parts of the consultation document.

I have tried to summarise some of my points below.

- Exmouth is very constrained by river and sea and other factors as to where it can grow.
- I regard it as senseless to judge where growth should occur based on the size of a town how it is now.
- This would appear to be a driver of national and local government policies or guidance without adequate consideration of the limitations mentioned above.
- Although environmental issues are listed as a high priority these factors seem to be overlooked when sites are actually allocated.
- Recent Exmouth developments demonstrate the power of developers to overcome the reasonable conditions on the scale , location , density and affordable home provision at full planning permission stages.
- Maintaining a wedge or separation between Exmouth and Budleigh and Lympstone is a very important factor to control the creep which appears to be a feature of the current allocated sites which seems to accept the inexorable growth of the town.
- Is “affordable housing” a misnomer. Many , mainly young, people are not able to afford homes described this way.
- More emphasis should be placed to ensure that sites are designated for social housing or private rental at reasonable and affordable rates for local people.
- Development north of Hulham Road (Lymp 09,10a and 10b) is a very proposal. The distance to services is long and will inevitably result in many more car journeys to shops and schools etc.
- The lower end of the road is already very busy with drivers ignoring speed limits. Crossing the road is hazardous and as a consequence many parents choose to take children to school by car which has many knock on detrimental consequences.
- The approach to Exmouth through the TPO protected line of trees is mentioned. This should not be regarded as a shield to conceal very significant housing development in the fields etc behind them.
- The suggested allocation for in excess of 100 houses to the north of Courtlands Lane (Lymp 07) has been turned down before and should remain so. It is on a prominent site at the top of the hill and would significantly close the wedge between Lympstone, be detrimental to the open views from and to the site from many directions.
- I disagree with the proposed allocation for housing on both sides of Salterton Rd (Exmo17) and particularly where this comes right up to the B3178. Some expansion to the south of the old railway line is more acceptable.
- Away from Exmouth and looking at the proposals for very significant development around Clyst St Mary which is either an expansion of Cranford or a New Town I consider as over development and a complete change of character of the area.
- The massive of growth of housing around Exeter onto land largely in East Devon has to be limited.
- More overall supervision of the planning and building control process is required to uplift and maintain standards.

Regards

Gordon Hodgson