

**From:** Planning Policy  
**Subject:** FW: Consultation feedback and concerns about REVISION OF HOUSING REQUIREMENT - MICHAEL GOVES ANNOUNCEMENT / WEST END OPTION 4 / LOCAL PLAN TO 2040.

**From:** "barrie.pearce.47" [REDACTED]  
**Date:** 11 January 2023 at 20:52:01 GMT  
**To:** Cllr Mike Allen [REDACTED], Cllr Dan Ledger  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** REVISION OF HOUSING REQUIREMENT - MICHAEL GOVES ANNOUNCEMENT / WEST END OPTION 4 / LOCAL PLAN TO 2040.

Dear Sirs

Due to the climb down by the government to allow a reduction in house building it appears

that Local Planning Authorities now have more flexibility to decide what is right for East Devon.

So I am pleased that Councillor Allen ( chairman of the council's scrutiny committee ) has decided to call in the Local Plan for review at the meeting of the committee!

Based on the fact that the on line consultation was confusing for a lot of people, not particularly user friendly and it must be understood that not everyone is not computer literate like others who spend an awful lot of time working in this sector.

You have to appreciate across the community the abilities of all residents and that is not being disrespectful! We all have different qualities!

We now need to realign the reality of what is actually required and how to achieve it with as many residents as is required to understand the latest process and achieve the correct result for East Devon.

Although it has been quoted that a new Local Plan does not have to fit in with an existing Neighbourhood Plan now that the governments requirements are not so stringent it would

be fitting to respect the Farringdon Neighbourhood Plan.

You should not be able to play with the democratic rights of residents who voted for the Plan

and as rightly admitted in the new community proposals ( 1/12/2022 ) and the Planning Policy

Statement admit all the hard work that went in to their production and so that should be respected.

The Neighbourhood Plan is a legal document as such and should not be cast aside on a whim and the so called importance of a new Local Plan.

Where are we going with this free and easy misconception of throwing legislation in the bin on

the whim of a government department who change their mind constantly ?

I quote from the Neighbourhood Plan " **After due consideration and discussions with the Local Planning Authority, it has been concluded that there is no overwhelming case to justify**

**promoting major housing development or diverging significantly from the housing policies in**

**the Local Plan.**

**The need to protect the rurality of the area and the availability of so many market and affordable**

**housing options not far from our boundary are compelling factors.**

**To allow for changing needs and demands from within the community over the years ahead, the**

**Neighbourhood Plan does include policies regarding extensions to existing dwellings and the**

**provision of a small number of dwellings that are locally sponsored and will meet an identifiable**

**need.**

**Both policies put the need to protect the rurality of the area at the fore and require that any**

**additional housing development should be appropriate to its location and setting and in harmony**

**with the established settlement pattern in the Parish" unquote.**

I realise the situation is a bit different now but based on the last paragraph above in the Neighbourhood

Plan it sets out the parameters that any housing development should be appropriate to the location but does

not preclude building in the area and if it can be considered to harmonise with the established settlement

an addition of houses vetted by the Parish Council, Residents Association and obviously on agreement with

the East Devon District Council may be agreeable.

As an example I do not believe Farringdon would be against building say 200 houses in the area

as the Parish is very spread out and a larger community would be acceptable as a result,

but the builds would have to be vetted by the Local Council and allow a mix to cover old age, young age

and Disabled and ensure maximum protection for the Zero Carbon idealists ( rightly so! )

House designs will also need to be vetted as there is some pretty shoddy building going on out there.

Fully insulated walls are a must plus maybe SIP type panels used for the roof construction to ensure

a much less heat requirement. Councils need sight of these designs!

These projects are too easily rubber stamped without too much investigation in to the design and

Developers are left to their own devices.

We need much more attention to detail!

All the options on the table are not suitable or sustainable for construction anywhere near the A3052

network as this is already at capacity in 2022.

All the Local Councillors know this as fact and probably drive regularly along these routes!

As a member of the Bishop Clyst Traffic and Parking Committee I with the committee have been

monitoring the A3052 for the past few years and Devon Highways have received a report from us with

our recommendations.

In one week 4/3/2019 to 10/3/2019 130,000 vehicles were registered in each direction east of Clyst St

Mary ( figures from DCC Highways ) and if you approximated that for the year you would be looking

at 52 x 130,000 a total of 6.76 million vehicles.

Remember these figures were from three years ago and there will be a percentage increase to 2022

with more traffic from the Industrial Estates and through East Devon with its popularity as a holiday

destination and more retirees.

Many queues go back to Farringdon on one side and to Clyst St George on the other!

We have all seen the blockages at Clyst St Mary and Junction 30 in really busy times and you have to

drive it regularly to understand the dilemma.

Councillors who cast their vote in any committee towards favouring these projects must consider the

information especially if they do not live in the area and if necessary obtain traffic figures from Devon

Highways.

With a large construction apart from the traffic that generates means that with 500 houses, 1000 possible

additional vehicle movements will take place in both directions each day!

The West End has been significantly been muted as the area to build in but I believe that is not physically

possible on the scale mentioned and is not sustainable to the area.

Now the statement from the Planning Policy Team dated 1/12/2022 and I quote " There are, therefore,

a series of good planning reasons to concentrate development in the western parts of the District "

does not stand up and will not with the scrutiny committees further investigations.

I guess the number of 8000 houses will now be reduced due to the government climb down and so the

answer is to approach the existing communities and towns/parishes and expand only where possible

and accepted.

I am quoting from the Briefing Note of the East Devon Local Plan 1/12/2022 again which says

**" What if the Planning Rules change?"**

Well they have changed for the better with Michael Gove's announcement as not as many properties

are required now and the new East Devon Local Plan needs to reflect that and the rules should be adapted

accordingly and the appropriate committee now take in the geniality of the Farringdon Neighbourhood Plan.

Change tack and use an **Option 4** as the basis to work from and expand in to the rural areas which

I believe the East Devon District Council has already looked in to with all local towns and villages considered

for a bit of expansion.

This will achieve the goals and East Devon will remain a nicer place as a result!

It is not fair to load the WEST END (as you describe it ) as opposed to the EAST END with all the excuses

and restraints and make Option 1 sound as if it is a done deal at your conventions!

It looks as if everyone is getting a bit over excited and carried away with these new schemes but we

should pare back and reduce building to the absolute minimum we can get away with.

We must protect East Devon!

A town like Cranbrook in the West End would be the **END** of East Devon as it is now please do not spoil it?

My grandson works in Cranbrook and I have visited it there recently and traversed the back roads etc to

his place of work and what a conglomeration and disjointed network of properties this is.

It just seems to be random communities with some green spaces but no cohesion as a town whatsoever!

Just because one land owner commands the majority of green fields should not be a reason to be led

in to Option 1 as this would seem to be just a little bit too favourable and as this is apparently early days in

the process and there is time for everyone to consider a proper and fitting **plan for the whole area not just**

### **Option 1, 2 and 3.**

You need to spread the load of housing and commuting over the whole area and use all the roads to keep

the traffic network at a sensible level. Not load the A3052!

As a final request please if your are creating this wonderful new Plan to 2040 make double sure you tie

up the borders on the existing Industrial Estates and have separate drawings showing red line borders

not to be exceeded by any type of building or expansion as now being experienced at Hill Barton!

Industrialisation is at a peak in East Devon and 12% of the traffic is Heavy Goods Vehicles!

Kind Regards

Barrie Pearce.

