



Dunkeswell Parish Council
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12th January 2023

East Devon District Council -
Draft Local Plan Consultation
Blackdown House
Border Road
Heath Park Industrial Estate
Honiton
Devon
EX14 1EJ

Dear Sir/madam

In response to the consultation of the Draft Local Plan, Dunkeswell Parish Council (DPC) would like the following to be considered.

Dunkeswell lies within the Blackdown Hills AONB, is in the main a rural/farming area with the exception of the Industrial Estate and Airfield, which is sited on the plateau.

It is the opinion of the Council that Dunkeswell does not need anymore larger development sites as is proposed in the Draft Local Plan. Dunkeswell has had what it considers, reasonable growth since the last Local Plan review, this includes the Pump Fields properties and also the 9 properties at Land North of Louis Way (below MUGA/Allotments). Rather they would wish to see "organic" growth of individual properties, as and where required, in keeping with this rural area.

The proposal from EDDC is for 43 new homes and 0.17 hectare of employment land at Brookfield's Dunkeswell (old Football Field).

There was presentation made at the Strategic Planning meeting on 29th September, in support of the preferred site at Broomfield's, where the presenter stated he felt that Dunkeswell needs to be classed as a sustainable, service village. Later in the presentation he admitted that he did not know Dunkeswell well and as such was badly placed to answer questions on transport links. A Committee member added that looking at the map it appeared an easy walk or cycle ride to the Industrial estate.

The Parish Council refute this on the following grounds...

- Roads and Transport - To access Dunkeswell from the Honiton or Hemyock/Wellington direction is by using lanes, that currently are not adequate. Maintenance on these roads is sporadic at best and regularly potholes and road surfaces are eroded into the road

surfaces causing dangerous driving conditions, narrow lanes and large freight cause issues and also flooding creates issues in heavy rainfall with run off water on the hills collecting at the bottom of the hills.

- Pavements - Pavements are patchy or non-existent in places, along the main road through Dunkeswell, towards the airfield continuing like this until well into the Old Village. This lack of pavements combined with the high traffic flows (including heavy goods vehicles) at certain times of the day do not make walking/cycling a safe experience. In response to village requests the Parish Council has been working with the Police to establish a Speed Watch group. Police guidance for Health and Safety, since lockdown, has been amended recently resulting in every proposed SpeedWatch site being rejected, as the Police say they fail to offer protected safe areas for volunteers or Police Officers. Interactive roadside speed signs have been investigated and Highways have rejected these saying there is no place suitable as the main through road does not allow enough forward vision for the signs to be sited safely.
- Trees - many trees in Dunkeswell are TPO'd, at Jenwood Road (backing onto the proposed preferred site), trees are TPO'd and already cause owners and DPC enormous problems, with residents not being allowed to remove and replace them and the constant concerns of trees falling in high winds and shading properties. These issues would be doubled by building on the Broomfield site on the Highfield Estate side and exacerbate an already existing issue.
- Access to the proposed development - The Council agree unanimously that the access to Broomfield's is very narrow and probably doesn't currently meet the standards.
- The Sewerage System - The system is old with small pipework and is easily overwhelmed in places currently, adding more homes would only add to this issue.
- Dunkeswell does have Charity run Pre-School, but does not have Primary or Secondary School and if it did, the likelihood could be that other smaller schools in the local area (ie Broadhembury/Upottery) may close, in addition there would transport to and from school to consider and would this fit well with green targets?
- Bus Services - Services have been cut in recent years and as far as we are aware there are no plans to improve service levels in Dunkeswell. Currently there is a Mon - Sat service and no service on Sunday. There is no direct or timetabled bus service to serve those working at the industrial estate.
- Employment - Residents of Dunkeswell do not necessarily work on the industrial estate, and it is the opinion of the Council that the majority of residents actually work elsewhere, travelling by car to other towns, with people, not resident in Dunkeswell travelling here (mainly by car) to work.
- Other Services - Other local services could be unable to offer or cope with a large increase in resident numbers
- The Council has noted that in some local areas, housing has been identified by Parish Councils and Residents as being required/appropriate (ie Upottery) and yet this has been declined. Is it not better to have housing where it required and wanted? Lessening the burden in other areas where it is not wanted or required?
- Could the mobile homes already in place at Dunkeswell at Hornbeam Park be considered instead of building a new development? Could the Holiday Lodges be granted residential status to allow people to downsize thus providing homes in established areas to become available for those wanting to upsize their home.

In addition to this the Council are aware and pleased to hear that the Planning Reforms and the Levelling Up and Regeneration Bill proposed by Government are likely to change. As outlined by Micheal Gove MP.

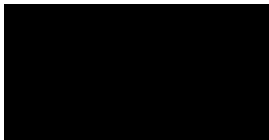
With targets remaining but only being advisory, with more notice of local concerns being taken into account.

Yours sincerely



John Barrow

Chairman Dunkeswell Parish Council



Kay Smith - Clerk

For and on behalf of Dunkeswell Parish Council