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**From:** Paul Douglas [REDACTED]  
**Sent:** 27 November 2022 09:45  
**To:** Planning Policy  
**Subject:** Fw: Objection to proposed housing development in the Hulham Road area of Exmouth.

**Categories:** Reg.18 consultation

Correction to para 5 below. The location should be Albion Hill, not Union Street.

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**From:** Paul Douglas  
**Sent:** 26 November 2022 20:42  
**To:** [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk) <[planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)>  
**Subject:** Objection to proposed housing development in the Hulham Road area of Exmouth.

I refer to the EDDC draft local plan, November 2021.

I have been a resident in Exe View Road, Lypmstone for over thirty years. During this time the population of Exmouth has grown more than twice the rate of the national figure.

People need housing, that is a given. Our national record for house building has been a disgrace for a generation or more. I understand that East Devon will be charged by the government to play its part to provide more housing. Fine.

However, the scale of expansion, over a protracted period, requires bold initiatives, not the steady erosion of our rural environment by the piecemeal proposals in the draft plan which will steadily destroy our semi-rural environment, do untold damage and strain to the current infrastructure and make many local residents profoundly distressed.

The road congestion, already heavy, would be greatly overloaded. I can let you know that run-off of surface water during heavy rain regularly causes flash flooding in the area. Deploying tons of concrete to cover more acres will only exacerbate this problem. The remaining green spaces between Lypmstone and Exmouth will be further reduced. Wildlife will suffer. The environment for those new residents would face difficulty in accessing Exeter, which would be the natural centre of gravity for employment.

There should be much more energy devoted to developing brown field sites. For instance, the long since decommissioned gas holders in Union Street, Exmouth have only just been subject to development. An eye-sore for the unfortunate local residents for donkeys years.

Significant housing development in our part of the world should be based where commensurate infrastructure can be created, where countless local residents will not have violence done to their local environment and where there can be easy access to Exeter. A good example would be off the Clyst St Mary roundabout towards Westpoint. This would amount to a new town.

I am aware that my local councillors have expressed their own serious reservations about the current draft and I add my voice to theirs.

As a final flourish, I would comment that the EDDC website, supposedly raised to gather local views, is extremely user-unfriendly and a cynic could be forgiven for thinking that this is no accident.

Yours faithfully,

Paul Douglas.