

9th January 2023



Cllr. Tony McCollum
East Devon District Council
Blackdown House
Border Road
Heathpark Ind. Estate
Honiton
EX14 1EJ

EDDC Local Plan Appendix 2

Site Detail: Settlement Honiton, Ref no. GH/ED/39 – Land South of Northcote Hill, Honiton

Dear Cllr. McCollum

I live at [REDACTED] Otter Valley Park, Honiton and have resided here for 5 years.

I am writing as I am not able to access your Commonplace consultation website.

I object to the above proposal considered for inclusion into the local plan that would result in a significant development of housing at the site listed above, for the following reasons:

The access road is totally unsuitable for this level of development. It is currently used by cars, dog walkers and cyclists and is a single way carriageway with passing places. A large increase in traffic will make this road extremely dangerous to existing users, who are by nature of a more elderly nature.

The link roads from the A30/A35 junction, already congested, will be significantly impacted with all the likely problems associated with higher traffic volumes.

The site does not offer any public transport options, making it far more likely that car usage will increase.

Many households today are multicar homes, so we could see up to an additional 400 vehicles accessing this part of Honiton.

The Cedars is a retirement community (for which a substantial fee is paid to the land owners) and as such offers residents, many of whom are vulnerable or living alone, security and peace of mind. Increasing traffic will make moving around on foot much more dangerous and will therefore impact some residents in a negative way, potentially driving them to stay at home more and become more isolated.

The site is not within easy reach of the railway station, thus encouraging short drives for commuters to access work in Exeter and the surrounding area

The environmental impact of turning this single carriage country lane into a larger access route for more traffic use. will also be negative.

On a wider note, I am very concerned about the impact on the existing infrastructure for the town. With an above average older community, pressure on health resources is already great – it takes weeks to even get a phone call with the Doctor – surely this size of development will make matters much worse.

Yours Sinc



Mr Anthony Walter Collins