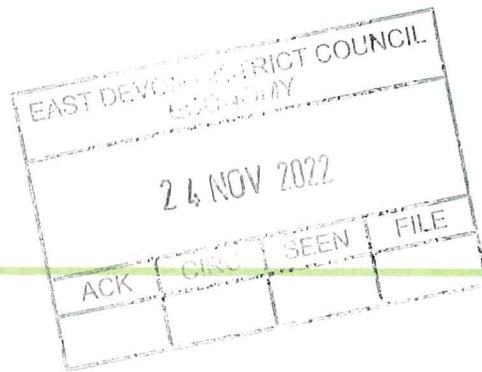


Andy Wilkins



Tel
Email



Strategic Planning
Emerging Local Draft Plan Comments
East Devon District Council
Blackdown House
Border Road
Honiton
EX14 1EJ

Your Ref: LP_Honi_01
Date: 22nd November 2022

Dear Sir

I am writing to comment on the draft Local Plan which is currently under consultation by East Devon District Council. Specifically, I am commenting on site LP_Honi_01 which is located to the south of the existing Heathfield and Gittisham Vale developments in Honiton.

Some seven or eight years ago this site was included within a residential planning application which was considered by East Devon District Council to be inappropriate and was sensibly and correctly rejected. The reasons for its rejection are still valid and as such should ensure the site is not included in any new local plan for residential or other development.

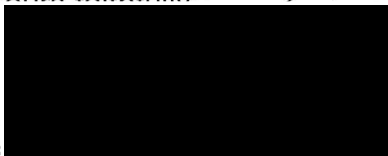
My personal concerns with the development of this site are outlined below.

- 1) The site sits within the East Devon Area of Outstanding Natural Beauty (AONB) which, in my opinion, should immediately remove it from consideration. The site being considered by EDDC is a block of land located centrally between Sidmouth Road and Hayne Lane. If included in the local plan it would undoubtedly establish a precedent for future larger developments south of and across the whole of Gittisham Vale and Heathfield estates. The AONB is something that makes East Devon a wonderful place to live and visit. Should it be undermined by intrusive development I feel the result would only be decremental to the area.
- 2) The proposed site has no direct vehicle access meaning new roads and junctions would need to be constructed, these would run through the AONB to the east and west but outside of site LP_Honi_01. I feel all possible routes would be unsatisfactory for the following reasons.
 - a. From the Sidmouth Road (A375). There are no locations which would enable a "T" junction to be safely positioned. In the vicinity of the site the A375 twists and turns down a hill. This will result in a poor line of sight for any vehicle entering or leaving the access road and for approaching traffic on the Sidmouth Road. Whilst a roundabout could be considered it would encroach on the AONB. In addition, a roundabout would reduce traffic flow increasing congestion at peak times.

- b. From Hayne Lane. Hayne Lane is a single-track unclassified road in very poor repair and already overused. To the north is access to the Hayne Farm residential development (currently under construction), a narrow bridge under the South West mainline rail track can be found further north before a junction with Devonshire Road which forms part of a busy industrial and retail area. Extensive widening of Hayne Lane and probably the railway bridge beyond would be required to make access practical for additional traffic, this would be both costly and intrusive.
 - c. From Honeysuckle Drive. Honeysuckle Drive is a residential cul-de-sac with several side roads. Following an increase in car ownership in the area there are currently issues with parking and traffic flow, most notably at its junction with Old Elm Road. Due to the road layout, there would appear to be no scope for increasing capacity.
- 3) Building on this site would have an adverse effect on the current poor drainage of surface water in the Gittisham Vale area. During periods of heavy rain, it is usual for water to lay on Old Elm Road at its junction with Honeysuckle Drive. The stream which runs from the proposed site through the balancing pond north of Old Elm Road and onward under the railway line is often at capacity during periods of heavy rain with the balancing pond filling to an estimated 75%. Development to the south would only heighten the problem and increase the likelihood of flooding.

I know that EDDC will be carefully considering this site amongst the others proposed and will do their utmost to establish a sensible balance between the need for housing, the wonderful countryside we are blessed with in East Devon and the impact on those residing in the area. This cannot be an easy task, but I hope EDDC acts sensibly and removes site LP_Honi_01 from further consideration for the reasons that resulted in the recent planning application being rejected, the impractical location of the site and, of course, in consideration of the local population's feelings.

Yours faithfully,

A large black rectangular redaction box covers the signature area.

Andy Wilkins.