



EDDC Planning Dept,  
Blackdown House,  
Border Road,  
Heathpark Ind Est,  
Honiton EX14 1EJ

Dear Sir/Madam

**Public Consultation of Draft Local Plan - housing NE Exmouth**

I object to the priority land for housing NE Exmouth, Hulham Road. Main objections are as follows.

Planning Application refused in 2015, nothing changed except more strain has been put on infrastructure and wildlife due to Goodmores development.

Land is too close to Pebblebed Heaths, Important European SSSI site, Special Area of Conservation code SAC EU Code 0012602, a Special Protection Area ,in an AONB and a National Nature Reserve,, the number of houses proposed would have detrimental effect on this special site. As you know if you look at previous planning application 14/3022/MOUT Natural England expressed concerns about building in such close proximity to Pebblebed Heaths, and that was for far fewer houses than currently being proposed. National Policy Framework is very clear that planning should not be given for development inside or outside SSSI sites if it is likely to have adverse effect on SSSI site, I fail to see how building hundreds of houses in such close proximity could not have adverse effect!

Land proposed is home to many endangered species, including bats, birds and mammals. Bats need the wooded area and the open pasture to feed. Much of this habitat has already been destroyed by indiscriminate building at Goodmores. As you know bats are protected species, this includes their roosting sites, resting sites and their flight paths and foraging areas, therefore trees hedgerows and open pasture are included in this and must not be destroyed or altered, one wonders how Goodmores managed this!. Barbastelle bats have been noted on site, they have worldwide protection.

European protected species I have seen include bats, dormice, {in our hedgerow} badgers and endangered birds not to mention newts, lizards slowworms and grass snakes.

There are areas of Ancient Woodland and Wood Pasture at Marley, the trees in The Lawn are hundreds of years old, and these ancient trees are protected as the ecosystem they provide cannot be replaced. Recent research shows that Ancient trees carbon capture is much more than originally thought and far greater than younger trees, therefore they should be protected. As you know Ancient Woodland must have buffer zone of at least 15 meters, more if development would endanger species in woodland, I would imagine a housing estate would come into this category. Ancient and Veteran trees must also have a buffer zone of 15 times the circumference of the trunk or 5 meters from edge of tree canopy. Buffer zones should provide wildlife areas not back gardens or

cycle tracks. Most if not all of trees on site have protection orders and are either veteran or ancient. Many of these trees are on private property adjoining proposed sites and they will be protected.

There are recognised wildlife sites next to the Marley fields which warrants extra protection, these have been identified on previous planning applications.

The infrastructure is not good enough in Exmouth for hundreds of new houses. The Community College is turning away pupils because it is full, doctors are at capacity, the roads are woefully inadequate, even if Dinan Way extension is built this will just push traffic onto Exeter Road which is not fit for purpose. The sewerage system is inadequate and overflowing into the sea. Hulham Road is a river whenever there is heavy rain due to run off from commons and very high water table in this area, building will exacerbate this. There are many springs and underground streams to the NE of Exmouth. Housing should not be built so far from the town, new housing should be built on brownfield sites not green fields, and should be for local people not as a commuter belt for people moving to area working in Exeter. The housing proposed does not reflect the need in Exmouth for houses that people can afford.

East Devon purports to be 'Green', and yet want to develop land so close to the one of the greatest sites in Europe let alone Devon, destroy habitats of protected species and endanger Ancient trees and woodland. Building houses where a car is necessary rather than building close to amenities. Not so 'Green' after all.

Yours faithfully

Helen D Madell (Mrs.)