

To EDDC Planning Office

Having read the draft East Devon Local Plan 2020 to 2040 I have a number of comments to make.

- I agree that East Devon should build a new town where considerable planning can go into the infrastructure and development, providing housing, jobs, town centre, schools etc. The proposed site near to the A30 and Science Park would make sense as it is near current major road, rail and air links.
- Deciding that the majority of development should take place in the western area of East Devon and near the city of Exeter, as that is the current major employment centre, is short sighted. With the increasing development of communication technology and a rising number of home workers, this seems to be a backward- looking policy. If the Council is 'committed to achieving high quality, high value jobs in East Devon, close to people's homes', then why can you not encourage the jobs to be sited in other areas in East Devon and share out the housing development.
- There is no mention in the plan of how the proposed increase of over 18,000 homes would be supported by new hospitals, GP surgeries, schools, road infrastructure, sewage etc. As mentioned in the plan, a new town would probably not even start to be built until late 2020's and it would probably be 2040 before being near to completion. If no consideration has yet been made for the supporting infrastructure for this many new homes and residents, how will the current facilities cope when they are already at or near capacity.

As a resident of Lypstone I also have the following comments

- You have stated that 'In terms of the Lypstone Neighbourhood Plan (2015 to 2026), the key message here is that this seeks to retain the rural identity of the parish and has a key aim to avoid any steps towards coalescence with Exmouth'. By proposing the development at Courtland Cross as a second choice and moving the Exmouth Built up area boundary into Lypstone Parish, this Green Wedge is being eroded by stealth. It is also increasing the number of new houses in Lypstone, not Exmouth.
- I recognise that Lypstone should be included in finding new housing and the first choice location of LP_GH/ED/72 & 73 may be the best location option, but the proposal of 197 new homes at this location is too many for the Village infrastructure to cope with

Yours faithfully

Linda Lyon

████████████████████