

East Devon Draft Local Plan 2020-2040

1. Approach to New Housing Allocation and Distribution

I consider the approach adopted by the Council in identifying new housing locations is wrong. Existing settlements eg Exmouth, are already over-developed and services such as schools and doctors surgeries are over-stretched: and road traffic is causing environmental concerns. A greater proportion of new housing and associated development in the Plan should be closer to Exeter/Cranbrook and proposed new town(s). Here all new development can be better and more sustainably located and planned rather than trying to cram it into existing settlements in an ad hoc and unplanned way. Existing settlements do need some new development eg housing for local needs, but this should be concentrated on brownfield sites and those close to town centres where densities can be increased.

2. Objection to Specific sites in the Exmouth area

Proposed housing sites Exmo 08 and Exmo 16 should be deleted from the Plan. Access from Elm Lane is narrow and the junction with Littleham road would be dangerous. And when there are church services, Littleham Road becomes in effect a single track road. It is already heavily trafficked, particularly in the peak holiday season from Sandy Bay/Devon Cliffs Holiday Resort. Littleham has already suffered from the adverse consequences of the Plumb Park and Buckingham Heights developments. The proposals also prejudice/compromise the implementation of the Littleham/Maer Valley Valley Park (Policy EN3 in the adopted Exmouth Neighbourhood Plan).

Site Exmo 17 should not be included in the Plan (second choice site) apart from the small portion off Capel Lane.

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