

[REDACTED]

From: Rowena Whiter [REDACTED]
Sent: 14 January 2023 14:26
To: Planning Policy
Subject: East Devon Local Plan query

Categories: Reg.18 consultation

I have had difficulty submitting my comments through the on-line Commonplace system. Please ensure my comments are recorded as part of the response to the consultation.

Section 5

Strategic Policy 8 - New Town

The open countryside around Exeter provides the vital "lungs" of the city - a visual and environmental break in the sprawl around the city. The proposed new town development - all options - will massively damage the distinctive landscape, amenity and environmental qualities of East Devon, the very factors that make it an attractive area for residents, visitors and businesses. It will destroy local communities.

The road network and specifically the main arterial routes into the city simply cannot cope with more traffic. The roads are already highly congested, producing high levels of pollution and hampering existing business, productivity and leisure.

Local services, particularly GP surgeries and the NHS are at breaking point.

We should be prioritising responses to the climate change emergency and reducing greenhouse gas emissions. All agricultural land in Devon should be valued and productivity increased.

The case for another new town is not proven and should await impending new Government guidance.

Section 5

Strategic Policy 17 Topsham

Topsham has already suffered a disproportionate amount of development in recent years. It is entirely wrong that an adjoining district authority should seek to discharge their housing responsibilities by tacking onto this small town and building on the few remaining open spaces.

The development of sites 91 and 94 will significantly intensify the traffic along Newcourt Road, Denver Road and Exeter Road. The full effects of the current developments have yet to be felt but already the traffic volume has increased significantly and the air quality around these areas has noticeably deteriorated.

Topsham has become a high-speed rat-run which will be significantly worsened by further development. Newcourt Road is of particular importance to the town, providing a low-traffic environment, offering a valued and safe route for pedestrians and cyclists, including many schoolchildren.

GP services in the area are also under considerable strain producing a totally unacceptable and dangerous waiting time for patients. The detrimental effects of further loss of open space on plants and wildlife in the area cannot be over-stated.

Rowena Whiter
Local resident
[REDACTED]