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15 February 2012

Planning Department  
Devon County Council

Dear Sirs

**In support of planning applications 12/00045/MFUL, 12/00107/MFUL, 11/02007/MFUL**

I am Director of Project and Innovation at Sustrans and have been asked to comment on this proposed development of agroecological smallholdings and, in particular, on the potential increase in traffic generated by the development.

It appears to me, from the application's initial transport statement and subsequent report, that it fully understands the need to minimise fossil-fuelled transport. The statement and report certainly indicate what can be done if there is a will to do so, with evidence of the low levels of vehicle use generated by low impact developments such as Lammas. I have also seen evidence of the long-term personal commitment to sustainability of both the prospective tenants and the ELC's Directors, and that the Guskovs and Mr. Boyle have experience of minimising vehicle use. Indeed, Mr. Boyle has written articles about his experience of living for a year without any use of fossil fuels.

The scale of the challenges we face, as a society, to develop working models for fossil-fuel independent and low carbon rural living and food production are immense. Given that, I hope that applications such as this one, which set out informed and well researched proposals, will be encouraged. Precedents for such low impact developments, which can realistically minimise motor transport and increase local access to healthy, locally produced food, are in short supply.

Yours faithfully

  
Peter Lipman  
Director of Projects & Innovation

