

From: Kay Coomber [REDACTED]
Sent: 10 January 2023 20:35
To: Planning Policy
Subject: East Devon Plan Consultation

Categories: Reg.18 consultation

> Dear Sir/Madam

> I wish to register my objection to the proposed developments at the following four sites:

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> LYMPSTONE SITE LP_GH/ED/72 (131 homes proposed) My reasons are as follows:

> 1. This site is within the Coastal Preservation Area, which means that run off from the development would carry materials into the Exe estuary, to the detriment of the water quality of the estuary. It also forms part of the Green Wedge which separates Lypstone from Neighbouring Parishes.

> 2 The development is essentially within Woodbury for the purposes of decision making and income received, but the impact would be largely felt in Lypstone.

> 3. The A376 is already heavily congested at peak times and cannot sustain further traffic, without further increases in pollution.

> 4. Lypstone Primary School is currently at capacity, meaning that children from the proposed development would have to travel to other schools, resulting in yet more cars on this overcrowded road.

> 5. The Doctor's surgery is also at capacity, with the same result as point 4.

> 6 This land is a greenfield site of high quality arable land, which should only be used for agriculture.

> 7. The nearby Meeting Lane is already prone to flooding during periods of heavy rain and any further building would only exacerbate this with increased run off.

> 8. This greenfield site is used by many species of wildlife, which move between the estuary and the common and its development would have a detrimental effect on wildlife in the area at a time when we are being actively encouraged to increase wildlife.

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> SITE LP_GH/ED/73 46 homes

> This site is also unsuitable for development

> 1 It is in a Coastal Preservation Area 2. It is within the designated

> Green Wedge 3. It is outside the Built Up Area Boundary as specified

> in the Neighbourhood Plan, which was adopted by Lypstone residents following a referendum.

> 4. It will further impact the A376.

> The arguments regarding congestion, the Preservation Area, the Green Wedge and Wildlife concerns mentioned in LP_GH/ED/72 apply equally to this proposed site.

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> SITE LP_GH/ED/75 Grange Close, 6 homes This small site is also in

> the Coastal Preservation Area and within the Green Wedge, so any development would be detrimental to wildlife in the area. Additionally, the access to this proposed site would be along a private road at the end of a cul de sac, which is totally unsuitable for construction traffic.

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> SITE LP_LYMP_07 100 homes

> This site was rejected on initial application and subsequently on appeal for the following reasons.

> 1. It would erode the Green wedge between Lypstone and Exmouth, leading to eventual coalescence and loss of Lypstone's village identity.

> 2. The Primary School cannot accommodate any more children, therefore they would need to travel outside the area to school.

> 3. The same would be true of healthcare facilities, as previously mentioned.

> 4. The A376 cannot sustain further traffic and there is no alternative route.

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> All of the proposed sites will impact on Lympstone as a village community and its current facilities, which would be unable to meet the additional needs generated by an increase in the population. I realise that the Council is under pressure to provide additional housing, but, in my opinion, it makes far more sense to look at provision such as Cranbrook(albeit on a smaller scale), with the provision of good transport links and essential services such as schools and healthcare facilities, rather than piecemeal developments which put pressure on already stretched existing services. The impact of the Goodmores development on the A376 has yet to be realised, but the road is already severely congested at many times during the day and this will only increase when this development is completed. Lympstone residents were advised that the adoption of a local Neighbourhood Plan would prevent unwanted and unsustainable development in the village. An incredible amount of work went into producing the plan, which was ratified by the residents. It would appear that this is now being completely ignored by East Devon Council.

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> Please register my objection to each of the four proposed development sites.

Yours faithfully

Kay Coomber

Sent from my iPhone