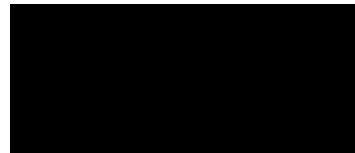


21st November 2022.

Karen Reid



Re: East Devon Draft Development Plan

With Specific reference to Lympstone  
Lymp 01 Lymp 02 Lymp 04 and GH/ED/72

plots Lympstone 01, Lympstone 02

EAST DEVON DISTRICT COUNCIL ECONOMY			
23 NOV 2022			
ACK	CIRC	SEEN	FILE

Whilst these areas are not at present designated 'preferred areas' for development I would make the following comments:-

- 1. No development for Lympstone South of Wotton Brook** has been an agreement for at least the 24 years we have lived here. **Both sites** would contravene this.
- 2. Domestic Water supply** to our property has already become a problem since the building and occupying of the large properties at Charles Court (old nurseries site). **All proposals for both these sites would have to access the same water main bringing even more problems for us.** We have spent the last 6 months in discussions with South West Water to no avail as they are legally bound to provide only 0.75 bar pressure to properties. This may be fine for older properties which have a header tank in the loft to provide constant pressure but our property has no such tank and no facility to put one in. Consequently, after 24 years, our upstairs shower is no longer reliable, and the washing machine has to be used at certain times of day as both rely on a **constant pressure/flow** of at least 1 bar.
- 3. Water run off** into Wotton Brook would be significantly increased as both areas at the moment allow rain to soak in and be slowly released. **Wotton Brook already floods along Underhill** at times of torrential rain and high tides, lasting often for several days, and up to a depth of 3 or 4 feet. The drain away system, which is not understood by Environment Agency or Council has subsequently become clogged with plants and debris. This flooding, which cuts off the only access to our property, would happen far more frequently.
- 4. Grazing Land** is at a premium in this area where land is being lost at an alarming rate – Goodmores Farm is a good example of this. Both sites offer **good grazing** for local horse owners and stock as well as being **significant wildlife corridors**. Let's at least keep these. Little Paddocks (Lymp 01) is a good example of this as the name states.
- 5. Access** Neither area has access and would entail building new roads to facilitate this.
- 6. Traffic through the narrow village road** would be **significantly increased** as most new properties these days have at least 2 cars. The road up to village facilities – school, village hall and church- is already a challenge for many pedestrians as there are few areas of pavement.

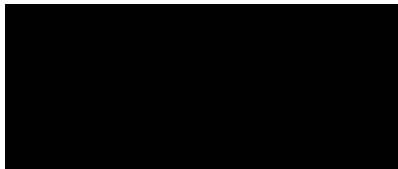
**Plot Lympstone 04**, whilst being north of the Wotton Brook would also significantly increase run off and contribute to flooding. It is also overdevelopment within the conservation area as Charles Court has already taken space.

**Plot GH/ED/72**

I notice that this is the 'preferred area for development'. The main query would be regarding the parish boundary as my understanding is that land to the north of Meeting Lane is in fact within Woodbury Parish. I can't quite understand how this is reconciled as developing here will extend Lympstone Village across a parish boundary. Are there moves to alter the boundary? How will this work in terms of council tax, parish precepts and parish council input?

**General Comments**

I would ask also who the proposed properties would be for. We have seen large expensive houses built throughout the village that are completely out of reach of the young families, particularly those with village connections, that will help to keep the village alive. Very few new properties are for rent or part ownership through Housing Associations and I suspect that smaller 'infill' sites such as Lymp 01,02 and 04 would be snapped up by developers wishing to make as much profit as possible by building prestige homes, as has happened with the former nurseries site. The village needs smaller **affordable** units to rent or buy. I would be suspicious of proposals for these sites- Lymp 01,02 +04 - that offer such homes in principal when initial outline planning is submitted as somehow these plans seem to get altered by the time full planning is granted.



21/11/2022