

**From:** Stansfield, Ruth [REDACTED]  
**Sent:** 13 January 2023 11:48  
**To:** Planning Policy  
**Subject:** Draft Local Plan for East Devon

**Categories:** Reg.18 consultation

Dear Sir/Madam,

Please can you ensure my comments/objections detailed below in respect of each of the relevant pages in the local plan consultation are recorded and confirm that this has been actioned

### **1 The Richard Whiteway Memorial Ground LP Whim 11**

- increased flood risk to properties in the surrounding area - floodplain to the North
- lack of open space in Whimble (Open space review 2014)
- the existing sewerage system in Whimble cannot cope with more discharge and is already at capacity - accepted in the refusal to build on land at the New Fountain Inn.
- increased traffic through the narrow single track streets and village. There are no pavements in most of the village and along Talaton Road and further dwellings will put residents and school children at greater risk.
- Was previously excluded for consideration for development in the 2017 Villages Plan from BUAB on criteria A1
- The land was designated as being of a Local Amenity Importance and under the National Policy Framework 2012 offering the same protection as green belt land
- Loss of natural habitat, hedgerows and trees including the old oak trees. The old oak trees are thought to be the oldest in the village and should be made the subject of an urgent TPO
- On the 10th September 1999 the EDDC confirmed that the "Richard Whiteway Memorial Ground, Whimble is designated as land of local importance on the local plan. Such areas are seen to be smaller areas of significant local amenity importance which the national or countrywide designation do not cover. Permission will not be granted for development on these except for recreational uses which retain the open character of the area."
- In the village survey in 2018, in response to the question "Which zones do you would be appropriate?" 68% of respondents said No to this area being developed.
- The land and land to the north and east is DEFRA designated national wildlife sites: high spatial priority Woodland Priority Habitat and Woodland Improvement area; on the Priority Habitat (deciduous woodland and traditional orchard inventories), and a national habitat and network enhancement zone
- Village Building Boundary. The built up area of Whimble has always been designated and recognised as the boundary between Slewtton Crescent and The Richard Whiteway Memorial Ground. The land therefore sits outside of the Whimble Parish Council building line and even in the last few years new builds have been refused along Talaton Road on this basis
- Whimble has an important historical heritage including orchards and a rural character that will be lost if significant development takes place.

### **2 Farmland & Orchards behind Bramley Gardens LP Whim 08**

- It is essential that there remains the existing green wedge and fields between the Cranbrook expansion and further development towards Cranbrook from Whimble to avoid any coalescence of settlements. Whimble has an important historical heritage including orchards and a rural character that will be lost if significant development takes place.
- the existing sewerage system in Whimble cannot cope with more discharge and is already at capacity - accepted in the refusal to build on land at the New Fountain Inn.
- increased traffic through the narrow single track streets and village. There are no pavements in most of the village and along Talaton Road or Church Road and further dwellings will put residents and school children at greater risk.

- Village Building Boundary. The land sits outside of the Whimble Parish Council building line.
- Whimble has an important historical heritage including orchards and a rural character that will be lost if significant development takes place.

**3 Land on Broadclyst Road near the Green LP Whim 07**

- Flooding. All three streams passing through the village already overflow onto the Highways and any additional housing and tarmac surfaces will add to the existing problems. The Green is especially vulnerable having already experienced at least one major event. Properties further downstream will also face increased flooding including Clyst St Mary. Let alone the impact of flooding arising from the run off at Cranbrook.
- the existing sewerage system in Whimble cannot cope with more discharge and is already at capacity - accepted in the refusal to build on land at the New Fountain Inn.
- Whimble has an important historical heritage including orchards and a rural character that will be lost if significant development takes place.

**4 Fields off Grove Road/off Lilypond Lane LP Whim 03 and LP Whim 13**

- increased flood risk to properties in the surrounding area
- Lack of open space in Whimble (Open space review 2014)
- the existing sewerage system in Whimble cannot cope with more discharge and is already at capacity - accepted in the refusal to build on land at the New Fountain Inn.
- increased traffic through the narrow single track streets and village. There are no pavements in most of the village and neither Grove Road or Lilypond Lane are suitable for more traffic volume both being narrow single track lanes with no pavements. Further dwellings will put residents and school children at greater risk when walking.
- Whimble has an important historical heritage including orchards and a rural character that will be lost if significant development takes place.
- Village Building Boundary. The land sits outside of the Whimble Parish Council building line

Beyond these specific, practical concerns I believe it's important to preserve the unique character, wildlife and natural beauty of villages in East Devon. An active choice has been made by people to live not in towns or cities but to preserve rural ways of life, the local history and environment of East Devon. Once lost, these can never be recovered. It's what makes East Devon such an attractive place to live and, importantly, to visit and bring revenue into the local economy.

Yours sincerely

Ruth Stansfield

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