

From: Matthew Hess [REDACTED]
Sent: 15 January 2023 22:30
To: Planning Policy
Subject: Comments on East Devon local plan

Categories: Reg.18 consultation

Dear east devon planning department,

Thank you for the opportunity to comment on the draft plan.

Lympstone

There is a disproportionate increase being suggested for Lympstone compared to the current size of the village. The existing infrastructure and facilities (such as the school, GP surgery etc) would not be able to cope with the additional residents and vehicles, and the village feel would be forever lost. The village has taken a sensible and constructive approach to sustainable development e.g. recent developments opposite the Church and at Strawberry hill - the proposals in the draft plan will be deeply unpopular and face resistance.

Lymp_07:

I'm concerned how a site which the High Court ruled should not be built on less than a decade ago is now being considered for development. I don't understand what could have changed in such a short time that East Devon have started to look at it as an option again - the objections raised at the time still stand. The message this sends to developers and unwanted projects is concerning - especially considering the cynical actions they've taken with this example since the original decision.

Furthermore, any houses built on this site would need to be included as additions to Lympstone, as the site is within Lympstone parish boundary. Including them in Exmouth hides the actual increase in dwellings that could be made to Lympstone, and the disproportionate increase being put forward for the village, which would both lose village status and bridge the gap between Lympstone and Exmouth. There is no doubt that any houses on that land would use the local services.

Exmo_23: I would object to any further development on Courtlands Lane. Traffic on the lane is already high, with visitors and trade vehicles to Lympstone Manor adding a lot to the residents traffic. Traffic flow currently relies on residents good will due to the lack of passing places, as drivers regularly pull into driveways in order to clear traffic blockages. Further development on the lane would exacerbate this issue, and I know goodwill would swiftly diminish (some residents have already taken to installing gates and bollards due to wear and tear on their property).

Currently the A376 is heavily congested both during commuter times and during holidays. Any housing development which would result in additional traffic along this route would be unacceptable, such as LP_GH/ED/72 and 73, LP_Lymp_07, LP_Wood_01 and 28. It is

already takes over an hour to commute into Exeter during rush hour, a journey of only 7 miles.

Rather than infilling greenspace and adding to existing locations, I feel a new town with properly thought-out infrastructure and facilities would be a preferred route forward. It should be sized to attract the services it needs e.g. food shops and new GP surgeries. However, siting this at Clyst St Mary would not address my comment above around traffic flow on the A376 as the roundabout where the A376 and A3052 meet and flow to the M5 is already a point of congestion, especially in holiday seasons or just bank holidays, so a large scale development here would increase this issue.

Regards,

Matthew Hess 