

From: Anna Smee [REDACTED]
Sent: 15 January 2023 22:48
To: Planning Policy
Subject: draft-local-plan-consultation feedback: Lympstone

Categories: Reg.18 consultation

To whom it may concern,

I would like to register my objection to plans to build significantly more housing in Lympstone.

There is clearly a need for extra housing across the UK - most importantly affordable housing, especially for young people residing in the local community - but it requires careful thought when it comes to where it should be located and why, firstly giving due consideration to the impact on the natural environment and secondly the impact on local communities, infrastructure and amenities. Lympstone is a small village with limited access by road, a significant shortage of parking and ancient infrastructure. It simply isn't designed to support large scale residential expansion.

Local community

Lympstone is a close knit village community built on hundreds of years of history, where people still look out for their neighbours and take an active part in maintaining traditions such as the Fury Dance, Mummers Play, allotments, bell ringing, village fete and much much more. This unique identity is maintained because the village has distinct geographical boundaries within which the population of the village is low enough for most people to know one another. Imposing large numbers of new houses will extend the current boundary and increase the population to the point where this will no longer be the case.

Under no circumstances should any local development be granted which leads to Lympstone becoming part of Exmouth, Exeter (or any other area) either now or in the future. The village must retain its own identity. Equally, developments favoured by other nominated areas must not be allowed to compromise Lympstone boundaries by default.

Housing design

If any new housing is to be built it must be high quality and in keeping with existing architecture (ideally using local materials and craftspeople), but modest in size in order to be **genuinely affordable** for working people who have grown up in the area and provide vital skills (nurses, teachers, tradespeople etc).

It is **imperative** that it is environmentally friendly and developments are required to make use of ground source heat pumps, air source heat pumps, solar panels, water recycling, sustainable materials, natural planting and drainage solutions to protect the local environment. It is inexcusable in this day and age that developers can build new housing that avoids these measures and hastens global warming.

Infrastructure

Old infrastructure, particularly within the older parts of the village (sewers, roads, parking, seriously limited roadside pavements et al.) are not able to cope with existing demand, and any move to propose significant development sites must take this on board.

- Water pressure to many of the existing houses is very low.
- There are an insufficient number of parking spaces in the village carpark for current residents who do not have parking linked to their property or roadside parking available. This is a problem even in winter, when

residents with permits have to find parking elsewhere. In the summer when tourists visit it becomes impossible for locals to park anywhere.

- Some residents are unable to access their front doors with pushchairs and wheelchairs. This has been raised by our local MP and featured on television news.
- The village is prone to flooding, particularly around ‘pretty corner’ which is impacted by run off from Woodbury Common and in the centre of the village which is affected by high estuary water levels. This is all exacerbated by old drainage and building work that is concreting over natural drainage areas.

Concreting over more sections of the village will jeopardise many existing homes through increased flooding.

- Significant new housing anywhere within the Lympstone boundary will undoubtedly lead to even more traffic for narrow roads throughout the village causing congestion and requiring cars to mount the pavements with the knock-on effects on to public safety.
- The historic nature of Lympstone means many houses are (rightly) subject to stringent planning restrictions. As a result they are unable to make improvements to drives and pathways to create parking or accommodate more traffic and pedestrians.

Sites under consideration

The preferred sites highlighted (in particular sites 72,73,07) by EDDC each amount to a very considerable percentage increase in housing. However, all sites will need to use village facilities such as schooling, surgery and the like. These facilities will not be able to absorb an increase of new residents, so requiring said residents to go further afield, adding further to problems of regular congestion of the A376.

I suspect most of the above issues and many more in various forms have already been advised to EDDC by others and have most probably already been realised by EDDC Planning to date.

Summary

Overall Lympstone is not a suitable location to entertain such large development proposals. Expansion of housing on this scale, whilst meeting obligations imposed by Government, is likely to jeopardise the basic needs/protection of the village. Gradual, small scale development, designed by local people for local people would be far more appropriate.

Please confirm by return email to verify that this set of comments have found their way to the correct recipients to be considered as part of the overall exercise to review the proposals for Lympstone.

Yours faithfully

A Wadhams
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