

From: Karen Gratton [REDACTED]
Sent: 14 January 2023 14:59
To: Planning Policy
Subject: EDDC local plan - Planning objection

Categories: Reg.18 consultation

Dear Sir/Madam

I am writing to you to object to the proposed planning in the Lympstone area for a number of reasons.

The size of most of these developments are certainly not in keeping with the village environment. There are currently problems with parking, flooding – i.e. large puddles appearing, stretching across the roads, along Nutwell Road, Burgmanns Hill, Meeting Lane, Longmead Road, Longbrooke Lane. The extra housing will make this worse! The school is full to capacity, the doctor’s surgery is not big enough to accommodate extra patients. I do not object to there being some development, but this is supposedly a village not a town! Since moving into the village there have been a large number of extra developments built within the village. The village has provided more than the required number of extra housing and this should be taken into account when considering future development. What is the point of wasting money on the Neighbourhood Plan if you choose to ignore them? Lympstone should remain a village.

GH/ED72 – 131 houses

GH/ED/73 – 46 houses

Both of these proposed developments will cause significant flooding problems down Meeting Lane. I regularly drive down this road and whenever there is a heavy rainfall rain water accumulates in the dip, causing large puddles and the road has been known to flood. The building of the two new huge barns has certainly caused the rain water to run off from the fields onto the Lane. An additional 177 houses will exacerbate the problem. My observation is that when granting planning permission councils, including East Devon, **THEY DO NOT ENSURE THAT THE APPROPRIATE FLOOD DEFENCES ARE INSTALLED BEFORE ANY SUCH DEVELOPMENT IS UNDERTAKEN.** It’s always an after thought and then the developers claim they do not have enough money to do the work. **INFRASTRUCTURE WORK, OF ALL TYPES, SHOULD BE THE FIRST PART OF THE PROJECT.**

The access from Meeting Lane onto the A376 is extremely dangerous, especially when turning right, The access is on a brow of a hill and dangerous. Has anyone from the Planning Department ever thought to drive along this Lane to understand how dangerous it is!!! If residents of the proposed new property decide to avoid using this junction that there will be a huge number of extra cars driving through an already congested village to access the A376 and Lympstone Station. Strawberry Hill could become a “rat run” has a single lane section made worse by the recent development in the area.

Extra traffic along Burgmanns Hill will cause problems with parking for residents who will use their cars to commute in by train from Lympstone Village Station.

LP-Lymp-01 14 houses

There is already a problem negotiating the roads in Lympstone. I do not agree that LP-Lymp-16 should have been approved. This site will add to this problem. To then approve a further 14 houses is madness - the roads are just not big enough to take this extra traffic, especially when the cycle path passes through the area around The Strand where the extra cars will be travelling, or even worse Sowden Lane! Again I don't think anybody in the Planning Office or Highways Agency can ever drive in the village to understand what the problems are with traffic and what problems extra housing and hence, cars, will bring to the village.

LP-Lymp 07 100 houses

This area was rejected in a Public Enquiry, why now do you think anything has changed? I understand that part of the refusal was due to the fact that it was being built on the East Devon Way. Well the owners who put in for the planning application managed to sort that out after the refusal – they built a bank, which they no doubt now claim it is a Devon Bank and is protected and planted a number of non-native fast growing trees to block the view of the Haldon Hills from the East Devon Way. I'll say no more on this point, but it just shows what sort people these developers are! This of course, was not the only reason it was rejected but again the council appear to be ignoring them.

The construction of a housing estate on this site will close the Exmouth Gap and Lympstone Village will no longer be separate from Exmouth. The roads are totally impractical for cars in the area. There is no easy access to the A376, which is already busy. There is currently a new building estate at Goodmores. The council have not improved the road system for the new residents. **NO CONSTRUCTION SHOULD BE ALLOWED UNTIL THE BUILDERS HAVE UPDATED THE ROAD SYSTEM TO TAKE ACCOUNT OF THE EXTRA TRAFFIC.** Why should we the residents pay for an upgrade to the road system when the developers walk away with the profits? We are now in a position that we will have extra traffic on Wootton Lane, Summer Lane and the A376 without the roads being improved following the building of the new site. Why wasn't the road systems upgraded before the extra traffic appears from the new housing estate using the roads? Because nothing has been done we are going to experience even more congestion than was needed. If you approve the Courtlands development without first putting the infrastructure in place then Lympstone/Exmouth will become one big car park because no traffic can move in rush hour!

I hope that the Planning Department will take into account my objections. I do not disagree with building, just make sure the infrastructure is put in place before the building work is carried out, ensure it is appropriate to the area it is being built in, rather than just sprawling out. Make sure that every area has its fair share of development and not just where developers have grabbed land. I have seen a tremendous amount of development in the Exmouth region, whilst other areas very little.

Yours faithfully

Karen Gratton, [REDACTED]