

From: Mary Turner [REDACTED]
Sent: 14 January 2023 13:56
To: Planning Policy
Subject: Objections: East Devon Local Plan Consultation

Categories: Reg.18 consultation

I am writing to register my objection to the proposed developments at the following four sites:

SITE LP_GH/ED/72
SITE LP_GH/ED/73
SITE LP_GH/ED/75
SITE LP_LYMP_07

All of the proposed sites would negatively impact Lypstone as a village community. The village has limited facilities and is not currently able to meet the additional needs generated by the proposed additional housing, and the large increase in population it would generate.

Any new housing provision requires good transport links, and essential services such as schools and healthcare facilities. The proposed developments would place intolerable additional pressure on the existing, stretched local services and amenities.

Additionally, the Goodmores development which is currently under construction will cause considerable additional pressure on the A376, which is already severely congested. The proposed additional housing sites (below) in the EDDC local plan would severely exacerbate this problem.

OBJECTION LYPSTONE SITE LP_GH/ED/72 (131 homes proposed)

1. This site is within the Coastal Preservation Area, which means that run off from the development would flow into the estuary, harming the water quality of the Exe Estuary with its important nature reserve.
2. This site is in the Green Wedge which separates Lypstone from Neighbouring Parishes.
3. While the development falls within Woodbury parish for the purposes of decision making and income received, the impact would be largely felt in Lypstone.
4. The A376 is already heavily congested at peak times and cannot sustain further traffic. This would also increase pollution levels.
5. Lypstone Primary School is currently at capacity, meaning that children from the proposed development would have to travel to other schools, resulting in yet more cars on this already overcrowded road.
6. The Doctor's surgery is also at capacity, with the same result as point 4.
7. This land is a green -field site of high quality arable land. This land should be kept for agriculture, and could be used for agroforestry.
8. The nearby Meeting Lane is prone to flooding during periods of heavy rain and any further building would increase run-off and exacerbate this.
9. This greenfield site is used by many species of wildlife, which move between the estuary and the common. Its development would have a detrimental effect on wildlife in the area at a time when we should be protecting and nurturing our wildlife!

OBJECTION SITE LP_GH/ED/73 46 homes

This site is also unsuitable for development

- 1 It is in a Coastal Preservation Area
2. It is within the designated Green Wedge
3. It is outside the Built Up Area Boundary as specified in the Neighbourhood Plan, which was adopted by Lypstone residents following a referendum.

4. It will further impact the A376.

The arguments regarding congestion, the Preservation Area, the Green Wedge and Wildlife concerns mentioned in LP_GH/ED/72 apply equally to this proposed site.

OBJECTION SITE LP_GH/ED/75 Grange Close, 6 homes

This small site is also in the Coastal Preservation Area and within the Green Wedge, so any development would be detrimental to wildlife in the area. Additionally, the access to this proposed site would be along a private road at the end of a cul de sac, which is totally unsuitable for construction traffic.

OBJECTION SITE. LP_LYMP_07 100 homes

This site was rejected on initial application and subsequently on appeal for the following reasons.

1. It would erode the Green wedge between Lympstone and Exmouth, leading to eventual coalescence and loss of Lympstone's village identity.
2. The Primary School cannot accommodate any more children, therefore they would need to travel outside the area to school.
3. The same would be true of healthcare facilities.
4. The A376 cannot sustain further traffic and there is no alternative route.

ADDITIONAL OBJECTION

Lympstone residents developed and adopted the local Neighbourhood Plan on the understanding that it would prevent unwanted and unsustainable development in the village. An incredible amount of work went into producing the plan, which was ratified by the residents. It would appear that this is now being completely ignored by East Devon Council.

Please register my objection to each of the four proposed development sites for all the reasons indicated above.

Kind regards
Mary Turner
Lympstone resident.