

From: Chloe Lambert [REDACTED]
Sent: 14 January 2023 22:07
To: Planning Policy
Subject: Objections to East Devon Local plans

Categories: Reg.18 consultation

Dear Sir/Madam,

I write with a letter of objection to the proposed housing developments in Lympstone, Devon to add 277 dwellings to the village with the following reference numbers:

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

These developments would cause further destruction of local biodiversity. They would not be supported by sufficient infrastructure, namely:

The A376 is not a suitable link road for the traffic that already uses it and is at stand still with commuter traffic. Further traffic from new developments will increase this, and the affect from the large Goodmores development on this link road has not yet been added but will when completed. This road is already above capacity, in my view.

The main through-road in Lympstone village (Longmeadow Road, Church Road, The Strand) itself is currently unsafe with the mixing of pedestrians and cars. This is dangerous, in particular during school peak times when it forces children and infants to use the same space as motor cars. More dwellings will increase the number of cars and pedestrians using this vein of the village and increase the already unacceptable risk. Note: EDDC need to provide a suitable separation of cars and pedestrians through the village to keep residents, particularly children, safe.

The primary school is at maximum capacity.

The plumbing and waste water tanks are already unsuitable for the number of village dwellings and would not be able to cope with additional load

The railway is at maximum capacity and significant investment would be needed to meet the extra demands new dwellings would place on this.

The Doctor's surgery is at capacity, so much so that already patients are having to access healthcare in Exmouth. New dwellings will put pressure on the already stretched surgery in Lympstone and those in Exmouth

Specific comments on the sites as follows:

LP_GH/ED/75 (6 houses):

1. This site is within the coastal protection area and the green wedge. The coastal protection area designates areas from which surface runoff will enter the Exe Estuary and the sea. Sewage from the building work and subsequent activity would lower local river and littoral water quality. The green wedge separates Exmouth from Lympstone, allowing Lympstone to retain its character.

2. This close, and particularly the narrow private road at the end of it are entirely unsuitable for heavy construction traffic that would occur during building.

3. The narrow road is also unsuitable for the subsequent increased traffic that would result from the 6 additional homes, placing existing residents in Grange Close and Birch Road at risk.
4. Access to the site is extremely poor, it is narrow and unsuitable for more than one dwelling
5. The site is prone to flooding and has a natural well
6. The site is a haven of biodiversity and wildlife
7. Water runoff from this field enters a stream in a neighbouring property and causes flooding further down the village. Development on this land would exacerbate this

LP_GH/ED/73 (46 homes):

1. This site is also within the coastal protection area and the green wedge.
2. The Lympstone Neighbourhood plan, which was recently ratified by Lympstone residents defines a built up area. This site lies outside that area.
3. As with the two other large developments proposed (LP_GH/ED/72 and LP_LYMP_07), this site would cause a substantial increase in the population of Lympstone, overloading transport links and struggling amenities, as detailed in my opening comments.
4. As with LP_GH/ED/72, further significant destruction of habitats for wildlife would happen if this development went ahead

LP_GH/ED/72 (131 houses):

1. The site is also within the coastal protection area and the green wedge.
2. This site is close to the hazardous Meeting lane / A376 junction. In addition to loading the A376 with more cars, this site encourages further use of this junction, which is already an accident black spot.
3. The land is a greenfield site, currently used for high quality arable farming.
4. Hard surfaces such as buildings and roads increase surface water run off during rainfall when compared with open fields. Flooding that already occurs on meeting lane would be exacerbated by further building.
5. Children on this estate would have to travel to schools elsewhere due to Lympstone C of E Primary School being at full capacity. This would pile yet more traffic onto Meeting Lane and the A376.
6. Similarly, the Doctors' surgery in Lympstone is at full capacity. New Lympstone residents would mean more pressure on transport as they travel to access healthcare elsewhere.
7. Building on the site would lead to further destruction of biodiversity in area
8. Aerial photography on the consultation site uses images specially from a period 3-4 years ago when barns were being constructed, deliberately misleading this to look like an industrial site rather than the productive agriculture land they actually are

LP_LYMP_07 (100 houses):

1. This site is also within the coastal protection area and the green wedge.
2. An application for this site has already been rejected once and then again on appeal. None of the reasons that led to that rejection have changed since then. Specifically
 - a. The site is within the Green Wedge.
 - b. Primary school is at capacity.
 - c. Doctors' surgery at capacity.
 - d. The A376 is at capacity. (I would argue that it is already above capacity.)
3. As with the other sites, loading of amenities such as the sewage tank under the car park and increases in traffic through the central village without traffic calming measures or defences for pedestrians would be unsustainable

Though I recognise that further development is needed within EDDC, it cannot be built in areas without sufficient infrastructure to support it or in areas that threaten the biodiversity.

Regards

Chloe Lambert

