

Payhembury Parish Council

Objections to the proposed development in the Glebe field – Payh_03

OBJECTIONS: Increase of 15 is 12% increase in size of village of 134 dwelling. Recognise steady increase, having 9 built at present on Pay02. Highest Q class conversions in Devon.

INFRASTRUCTURE: Local sewerage works cannot cope at present 1708 hours of discharge into the Tale. A recent upgrade has just been cancelled (some work completed on storm overflows during 2025). Primary school up to capacity with out of village children, with no room for expansion. The secondary school in Ottery is full. GPs and dentists up to capacity and struggling.

TRANSPORT: Single tract lanes into the village from all directions. Now effectively a commuter village to Exeter. Increased traffic from developments in Feniton. No public transport - 3 buses/week. 2 miles to Feniton railway station down narrow twisty lane with no footpath or cycle ways.

ACCESS: From single track lane on a bend and hill. No possibility of access from Markers Park or Hillside. All facilities would come from the lane.

ENVIRONMENTAL IMPACT: Proven bat presence including 2 threatened species Barbastelle and Seratine. Mature oaks up to 180 yrs old (some now with tree preservation orders – 2025)

VISUAL IMPACT: As it rises up the slope, the development would be highly visible. The site was not recommended in the 2022 East Devon Plan. The reasons for rejection have not changed.

Our major worry is that this development of 15 houses allows access with utilities to Payh_3 and that this would be the first of several developments until there were 60+ dwellings on the site.

Dated: September 2024 (with 2 updates Jan 2026 for changes in 2025)