

From: Clive Wilson [REDACTED]
Sent: 12 January 2023 15:35
To: Planning Policy
Subject: Comments on draft local plan for East Devon.

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I write as a resident of Lympstone for over 20 years. My comments relate mainly to the housing proposals in the Planning which identify the village as suitable as a future major village growth point. The village has over 2000 residents (2021 census) a number that has increased by over 300 since the 2011 census. In 2012 there were 814 dwellings of which just short of 8% were either second homes or rented out. Most of the housing is concentrated between the A376 and the river Exe estuary. The village contains significant conservation areas. The roads are narrow and congestion is a daily and unavoidable experience to which residents are resigned given the nature of the built environment and lack of car parking space. Traffic problems are worsened by the high level of building works as residents seek to improve their houses, as well as the need for deliveries to local businesses. The Lympstone Neighbourhood Plan 2015 identified the chief concern of residents was that any new housing developments should not lead to coalescence with Exmouth or any other neighbouring community. Paragraph 6.20 of the draft local plan summarises the chief concerns of Lympstone residents as set out in their 2015 neighbourhood plan. The local plan (see table at page 70) allocates 215 new houses for Lympstone and 189 for Woodbury 1951 for Exmouth though it's not clear how many of the Exmouth and Woodbury numbers might be within the parish of Lympstone; the proposals also include developments south of the A376 at Courtlands Cross. Developments proposed in that area were rejected a few years ago after a formal planning enquiry and were opposed by East Devon at the time so it is surprising to find them put forward now by the council. Virtually all of the proposals are sited around the edges of the village on green field land and if built would mean loss of valued agricultural land and of green wedge areas. 215 new houses could lead to an increase of around 800 people which even if spread out over the full plan period would have radical negative effects on the village. Coalescence with Exmouth principally caused by Courtlands Cross development would be inevitable. The village sewage disposal services already under stress would need major investment as might water drainage systems because of increased flood risks. Much of the proposed developments are so far from the main village amenities (shops, pubs, primary school, surgery, village hall, train station) that there would inevitably be increased vehicular traffic on village roads already severely overloaded. There would also be worsening congestion on the A376. The net result would be to put at risk the natural attractions which have made Lympstone such an attractive and vibrant community. In short Lympstone is not a suitable village to be a substantial growth point and I invite East Devon to reconsider its proposal to designate Lympstone as a special growth point.

Clive Wilson.

Sent from my iPad