

From: Steve Morgan [REDACTED]
Sent: 07 January 2023 19:59
To: Planning Policy
Subject: East Devon Local Plan Consultation

Categories: Reg.18 consultation

Dear EDDC Planning Policy Department

May I please register my strong objections to the proposed residential developments at the following Lypstone sites, which would mean 277 new homes and an increase in the population of the village of over 1,000 people. The reasons for my objections are listed under each Lypstone Site reference, as follows:

Lypstone Site LP_GH/ED/75 Grange Close, 6 homes

1. Access to the proposed site is via Grange Close, a small cul-de-sac, with a narrow curved private road at the end. This is entirely unsuitable as an access for construction vehicles.
2. The site is in the Coastal Preservation Area and within the Green Wedge, so any development would be detrimental to wildlife in the area.
3. The increase in traffic, through the narrow cul-de-sac, would cause significant disruption and risk to safety for the occupants of the existing 12 properties.

Lypstone Site LP_GH/ED/72, 131 Homes

1. This site is also within the Coastal Preservation Area, which means that "run-off" from the development would carry waste materials into the Exe estuary, to the detriment of the water quality of the estuary. The site also forms part of the Green Wedge, which currently separates Lypstone from Neighbouring Parishes, and would mean that Lypstone loses its separate identity.
2. The A376 is already heavily congested at peak times and cannot sustain further traffic, without increasing pollution. The junction at the top of Meeting Lane, with the A376, already an accident black spot, would become much busier and consequently more dangerous.
3. 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 overcrowded road.
4. The Culverhay surgery in Lypstone is also at capacity, with the same result. In general, Lypstone lacks the infrastructure to support all of these developments. 283 homes would mean an increase in the village population of 1,000, effectively a 50% increase.
- 5 This land is a greenfield site of high quality arable land, which should only be used for agriculture.
6. The nearby Meeting Lane is already prone to flooding during periods of heavy rain and any further building would only exacerbate this with increased run off.
7. This greenfield site is used by many species of wildlife, which move between the estuary and the common and its development would have a detrimental effect on wildlife in the area at a time when we are being actively encouraged to increase wildlife.

Lypstone Site LP_GH/ED/73, 46 homes

1. The site is also within the Coastal Preservation Area, and within the designated Green Wedge.
2. It is outside the "Built Up Area Boundary" as specified in the Neighbourhood Plan, which was adopted by Lypstone residents following a referendum.
3. It will further impact the congested A376, as above.
4. 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.

Lympstone Site LP_LYMP_07, 100 homes

This site was actually 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. As stated above, 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, as previously mentioned.
4. The A376 cannot sustain further traffic and there is no alternative route.

In summary, all of the proposed sites, if approved, would impact significantly on Lympstone as a village community, and on its current facilities and infrastructure, which would be unable to meet the additional needs and pressures generated by a 50% increase in the village population.

It is acknowledged that EDDC is under pressure to provide additional housing, but it would surely make more sense to look at areas on the edge of Exeter, given the existence of better transport links and essential services such as schools and healthcare facilities , rather than approve these piecemeal developments which would place severe pressure on already stretched small village facilities and infrastructure.

In addition, Lympstone residents were advised that the adoption of a local Neighbourhood Plan would prevent unwanted and unsustainable development in the village. An enormous amount of work went into producing the Plan, which was ratified by the residents. It would appear that the Plan is now being completely ignored by EDDC

Finally, the timescale imposed for registering objections was ludicrously short, and conducted over the Christmas and New Year period. It would have been appropriate to afford residents a much longer period to raise objections.

Please register my objections to each of the **four proposed development sites**.

Steve Morgan

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[Redacted]
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M: [Redacted]

E: [Redacted]