

**From:** Hugo Lambert [REDACTED]  
**Sent:** 14 January 2023 21:14  
**To:** Planning Policy  
**Subject:** East Devon Local Plan consultation

**Categories:** Reg.18 consultation

Dear Sir / Madam,

I wish to register my objections to the housing developments proposed at the following four sites in Lympstone, Devon: LP\_GH/ED/72, LP\_GH/ED/73, LP\_GH/ED/75 and LP\_LYMP\_07. The proposed developments would add another 277 dwellings to the village, increase the demand on already very stretched amenities and cause further destruction of local biodiversity.

The A376 is the only main road that links the village to Exmouth and Exeter and already experiences very heavy traffic, grinding to a standstill at rush hour. The effect of new developments in Exmouth has not yet been realised, but this is likely to increase traffic further.

Yet more developments in Lympstone will only exacerbate the problem, particularly since there are few jobs and amenities in Lympstone, meaning that residents must travel elsewhere. Within the village itself, the main road (Longmeadow Road, Church Road, the Strand) is narrow and has no pavements for pedestrians. It is already beginning to experience more traffic, but traffic calming measures -- such as a one-way system -- and pavements must be introduced before developments that bring hundreds more cars to the village are considered. It is necessary to do something about declining road safety for pedestrians including young children who attend Lympstone Primary School, which is situated on this road. The railway is an important mode of transport for the village, but is now at maximum capacity. The single line has never been doubled between Topsham and Exmouth and very substantial investment would be required to rectify this. The primary school is at capacity. Sewage from the village is collected in a Victorian era tank underneath the car park in underhill. This tank already overflows at peak times and is unable to receive more sewage from additional housing.

My objections to the specific sites are as follows:

LP\_GH/ED/72 (131 houses):

1. The 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 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. This seems a poor choice when compared with brownfield sites in Exmouth.

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.

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 local 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 by my opening comments.

4. As with LP\_GH/ED/72, further significant destruction of habitats for wildlife would be necessary if this development went ahead.

LP\_GH/ED/75 (6 houses):

1. This site is also within the coastal protection area and the green wedge.

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.

LP\_LYMP\_07 (100 houses):

1. This site is also within the coastal protection area and the green wedge.

2. It turns out that 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.

To conclude, I understand that East Devon is expected to accept further housing development. However, it does not seem to make sense to build estates that are remote from employment or amenities in Exeter or Exmouth, putting more pressure on already stretched transport links, and in a village that cannot accept more sewage, traffic, school children, and patients.

Yours faithfully,

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