

From: Merryfield [REDACTED]
Sent: 16 January 2023 10:41
To: Planning Policy
Subject: EDDC Local Plan consultation

Categories: Reg.18 consultation

Dear Sirs

I hope that this can be considered – my internet provider was doing works yesterday and I was unable to submit before midnight.

My comments on the draft EDDC Local Plan are as follows

Kind regards

Jenny Clark
[REDACTED]

Overview	<p>I accept the need for some new housing, however the type and siting of these should be a matter for each local community to decide. The whole ethos and character of Lympstone is that it has a ‘higgledy piggledy’ appearance – this is because small numbers of differing houses have been built over a period of 400 years. Hence the statement in the Village Plan and Neighbourhood Plan that future developments should be of no more than 10 houses and preferably built by local builders. I would resist strongly any development with land sold to a major developer as this would ruin the character of the village</p> <p>‘Affordable’ is only defined as 30% less than market value - this is unattainable for many of our parishioners. Large developers can simply raise the prices for the market price by land banking and I have no faith that this process will be policed effectively.</p> <p>There is no mention of housing for the ‘comfortable’ retirees to move to in order to downsize, Not all older people want to move to a small 1 or 2 bedroom flat, and there is scope to consider spacious 2-3 bedroom apartments so that couples/ individuals can move out of large family houses thus freeing them to the market.</p>
General	<p>The plan for the West side of East Devon does not refer to any improvements in the road system – the A376 is already hugely overloaded and further traffic would cause issues to all those who live and work in the area. Without a sensible second road across Woodbury Common development on the proposed scale cannot be allowed to happen.</p> <p>Whilst it would be ideal to reduce car ownership, this is not practical in many family’s cases – if you have children at different</p>

	<p>schools/nurseries it is impossible to be in two places within 10 minutes using public transport.</p> <p>The cycle route is well used, but the on-road sections, especially that in Lymptone need to be removed and the trail needs to be raised to run level with the railways i.e. (This is feasible – as Network Radio have confirmed)</p>
LP_GH/ED/72	<p>It is staggering that EDDC are now considering this land for development when in 1999 a proposal for social and affordable housing was rejected by EDDC on grounds of it being too far from the village centre, That proposal was designed by the community for the community and had the support of the all. The thought that an external builder may now be able to cash in with poor quality and NON affordable housing is unacceptable. If this area is to be developed, please let it be by a village housing association or village housing cooperative as originally proposed.</p>
LP_Lymp.07	<p>This is totally unacceptable for development, and is contrary to the Neighbourhood Plan and the wishes of the community Developing this land would hasten coalescence with Exmouth which it a key focus of the Neighbourhood Plan.</p>
Summary	<p>Please allow the local communities to make the decisions as to where housing can be sited. This has worked very well for the previous plan and Lymptone has deliver more than was allocated.</p> <p>The last 30 years have shown that assurances made by well-meaning planners have simply rarely delivered what has been promised by developers who seem to get away with avoiding CIL and infrastructure conditions. (E.g. Cranbrook having no real town centre, delay in station provision, permissions being granted overruling Parish Council recommendations for larger sites to go for 2 or 3 luxury homes rather than insisting that they go to small developments of flats and affordable units (Burgmanns Hill, Sowden Lane and Longmeadow Road in Lymptone as just 3 examples.</p>