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**From:** Gary Salter [REDACTED]  
**Sent:** 06 January 2023 11:42  
**To:** Planning Policy  
**Subject:** East Devon Local Plan - proposed developments in Lymptone

**Categories:** Reg.18 consultation

Dear Sir/Madam

We live on Burgmanns Hill in Lymptone and are writing to express our concern regarding the areas being considered for development in and around Lymptone.

Whilst we have an overall concern that the infrastructure of the village would struggle to cope with any significant increase in new homes, we are particularly concerned about site LP\_GH/ED/72, 131 homes on land adjacent to Meeting Lane and Nutwell New Road.

Development on high quality arable land is not sustainable. Any development in greenfield sites will affect wildlife. These fields are used by many species of wildlife, including otters, roe deer and shelducks which move between the estuary and the common.

The site is within the Coastal Preservation Area. Run off would carry material into the estuary, negatively affecting the estuary. It is also a part of the Green Wedge separating our village from neighbouring parishes. Meeting Lane, Nutwell Lane and Gulliford dip on the A376 already flood and building on greenfield sites will only increase the run-off and increase the likelihood of further floods. Run-off will also increase the movement of materials from the land into the brook at Gulliford and then through Nutwell into the estuary. This will undermine the integrity of the Coastal Preservation Area.

The A376 is already at capacity with huge tailbacks during rush hour already causing raised levels of fuel consumption and pollution. Significantly increased numbers of vehicles attempting to join the road will exacerbate the tailbacks. The current access to the main road is dangerous.

We understand that the village primary school is already at capacity and increased numbers of village children will need to travel to schools outside the village. This will further increase traffic and affect the social cohesion of the village.

We understand that the doctor's surgery will also be over capacity forcing some residents to travel for health care.

We hope that you take our comments into account when making any final planning decisions.

Yours faithfully

Gary and Zena Salter