

[REDACTED]

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**From:** C Hurley [REDACTED]  
**Sent:** 12 January 2023 11:25  
**To:** Planning Policy  
**Cc:** annhurley1@sky.com  
**Subject:** Fwd: East Devon Local Plan Review - Consultation - comments/objections.

Dear Sir/Madam,  
Further to my email sent to you yesterday regarding the above I omitted to say that I have been a resident of Lypstone in excess of 25 years.  
Regards  
Clive Hurley.

Sent from my iPad

Begin forwarded message:

**From:** C Hurley [REDACTED]  
**Date:** 11 January 2023 at 15:43:11 GMT  
**To:** [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)  
**Cc:** [REDACTED]  
**Subject:** East Devon Local Plan Review - Consultation - comments/objections.

Dear Sir/Madame,  
Please find below my comments and objections to the above review.

I understand that the Government issued housing target figures for development within the EDDC local plan area. This has formed the basis of the draft local plan that is the subject of this consultation. However Central Government has recently changed the requirement to meet these target figures. They are now advisory only. This gives the authority flexibility in their approach especially as the EDDC by its nature has many restrictions on the potential for development.

In the Local Plan review many areas have been identified as suitable for housing development without proper consideration on the affect on the present infrastructure which in many case is already under severe pressure. This gives the impression that in many towns/villages areas have been identified just to make up numbers.

Comments/Objections on proposals in relation to Lypstone Village.

Lypstone village population in 2021 was approx. 1835. The first choice areas suggested for development in the review provide an additional 200+ houses increasing the population by some 600 residents. An increase of 33%!!! If all areas for development are included the additional increase in properties is probably double this or some 65% increase in population. The review states that there are no specific advantages that development of sites could help deliver other than help securing new housing provision. In other words there are only disadvantages in trying to meet arbitrary targets that are very much open to question. Moreover the review states that more development would create additional demands where services are already under severe pressures resulting in more trips outside Lypstone. This would give increased use of the A376 which already suffers from severe congestion and also add to the carbon emissions.

It is understood that the primary school is unable to take any more pupils and that there are residents in Lypstone whose children travel elsewhere to school adding to the congestion

on the roads.

The sites suggested are all in the Coastal Preservation Area. Large development will lead to adverse recreational pressure from new residents on sensitive areas such as the CPA and the Exe Estuary SSSI.

Large development will have a negative affect on Landscape and Bio Diversity.

There will be a loss of high grade agricultural land and also infringement of the “Green Wedge”.

There are limited pavements in Lympstone village. Main access to the village from development at Meeting Lane would be either via Burgmans Hill or Strawberry Hill. Both are sub standard in respect of width and pavement provision. The development would create a significant increase in pedestrian and traffic movements increasing the potential for serious accidents.

There is already considerable pressure on parking provision within the village. Adding further large development would create an unacceptable demand in parking with no ability to provide increased parking provision.

In addition development will considerably increase pressure on GP services, drainage, sewerage and areas of flooding.

The impression gained from the consultation document in the case of Lympstone and in fact what is stated in the Review Document is that Local Plan only helps secure new housing provision. This numbers led exercise has only been achieved by an arbitrary increase in the “Settlement Boundary” beyond the current LP boundary along Meeting Lane which also coincides with the parish boundary.

Finally rather than trying to meet a numbers target ( which is no longer a requirement ) in Lympstone from piece meal development that has a significant affect on existing services and is wholly inappropriate it would seem to make more planning sense to construct a development in a location serviced by proper road access and providing the appropriate infrastructure such as schools, health facilities, etc. or easy access to them. In this respect option 1 for a new town would satisfy these requirements.

Please confirm receipt of these objection/comments.

Regards

Clive Hurley

Sent from my iPad