

From: Andy Wadhams [REDACTED]
Sent: 12 January 2023 11:11
To: Planning Policy
Subject: EAST DEVON LOCAL PLAN COMMON PLACE DISCUSSION

Dear Sirs

I fully appreciate that extra housing is a needed across the UK but it must be spread as evenly as possible. However small villages like Lypstone have particular aspects which need careful consideration in this respect and these include;

- old infra structure, particularly within the older parts of the village (sewers, roads, parking, seriously limited roadside pavements et al) are not able to cope with increased demands and any move to propose development sites must take this on board. No apparent upgrades to infrastructure have been undertaken to take into account the new developments which have already been accommodated by the village in recent years.
- new housing anywhere within the Lypstone boundary will undoubtedly lead to even more traffic for narrow roads in the lower village meaning more congestion and vehicular chaos requiring mounting of the few, already narrow pavements in the process of gaining access to shop, surgery, water frontage, pubs and the like with the knock on effects on to public safety.
- the limited parking facilities will be further overwhelmed to the major detriment of those local residents who have no personal parking within their property. NOTE re the latter, several planning applications to adopt/provide individual off street parking have been refused due to the powerful Conservation lobby & Listed Building constraints within the EDDC/others which, in my opinion, is not forward thinking or adapting for 21st century needs.
- under no circumstances must any local development be granted which lead to Lypstone becoming part of Exmouth (or any other area) either now or in the future. The village must retain its own identity. Equally developments favoured by other nominated areas

must not be allowed to compromise Lymptone boundaries by default.

- The preferred sites highlighted (in particular sites 72,73,07) by EDDC each amount to a very considerable percentage increase in housing. However, **all** sites will try to latch onto village facilities such as schooling, surgery and the like. These facilities will likely be unable to absorb an increase to cope requiring new residents to go further afield adding to further to problems of regular congestion of the A376.
- Any housing that does result must have some degree of affordability heavily enforced on developers to allow local persons to stand some chance of buying in an area where they have been brought up.
- any new housing, whether part of this current review/proposal or separate application also needs to address climate change initiatives such as solar panels as part of their build. The latest project development in Lymptone at the old Nursery site , now Charles Court, were prohibited from having solar panels by virtue of the Conservation/Planning decision process which is totally ridiculous in my/many others opinions. Why can't EDDC get a grip, wake up and join the 21st century and follow some of their written commitments on the climate change issue.

I am sure that most of the above issues and many more in various forms have already been advised to EDDC by others and most probably already been realised by EDDC Planning to date. Overall I would say that Lymptone is not a suitable location to entertain such large development proposals but equally, as per my opening statement, I do not support the "not in my back yard" approach. Since living in Lymptone from 2008 I have become very aware of the strong community spirit and village pride which exists here. Expansion of housing on this scale, whilst meeting obligations imposed by Government, is likely to jeopardise this if the basic needs/protection of the village fail to be taken into account. The general mood I perceive is one of genuine anger/frustration that these needs and issues are likely being neglected by Planning in their decision processes to meet obligations being imposed by "others".

I would appreciate a return email just to verify that this set of comments have found their way to the correct recipients to be considered as part of the overall exercise to review the proposals for Lymptone.

Yours faithfully

A Wadhams

