

## EAST DEVON CONSULTATION

The Consultation seeks your view on eight distinct matters, with the three that have the most effect on Lypstone being:

- Neighbourhood Housing areas.
- Coastal Protection areas.
- Green Wedges.

We need your views to prepare the PC response by Sunday 16<sup>th</sup> June, and submit our report by closing on 27<sup>th</sup> June. Our questions are in capitals. It's vital that you respond directly to the consultation as well.

Your views are important, please place comments on Post-it notes next to the points that concern you, or send your response by email to **LypstonePC@gmail.com** or by post to the **Parish Clerk, Minnows, Longmeadow Road, Lypstone, EX8 5LF**

### **NEIGHBOURHOOD HOUSING AREAS**

There are proposals for 359 new houses on a number of sites in the Parish, of which two are in the Coastal protection area:

- GH/ED 73 (Meeting Lane southside, 46 houses)
- Lymp 07 (Courtlands Lane, 100 houses)

EDDC are also intending to approve:

- GH/ED 72 (Meeting Lane northside, 131 houses)

This development is listed in Woodbury Parish Council's allocated numbers (354) of which 223 are sited in and around Woodbury village, which has access from four directions. The 131 at Meeting Lane would have a massive impact on the roads and infrastructure of Lypstone village but we will receive absolutely zero contribution in CIL or precept money to the Parish. This development will impact Lypstone's infrastructure.

Both sites at Hulham Road (Lymp 09 & Lymp 10A) are in the countryside, part of a beautiful route towards an AONB, disconnected from any services, have no public transport and are not within walking distance of ...

- Schools                          Employment
- Shops                                Doctors
- Public transport connections

... yet EDDC plan to allow construction of 129 houses.

### **YOUR COMMENTS**

This is in addition to the further 106 houses already approved for the Goodmores development. Roads in the area will not cope with the increase in traffic (even with the Dinan Way extension) and we can only imagine the potential for gridlock at the Saddlers Arms junction.

The development number allocated to Lymptone parish is 359 houses, but when the further development of Goodmores and GH/ED 72 is properly included, Lymptone is confronted with 596 houses, a 60% increase in housing stock by 2040.

Q: DO YOU SUPPORT THE REDUCTION OF THE GREEN AREAS AROUND LYMPSTONE?

Q: CAN THE VILLAGE COPE WITH NEW RESIDENTS FORCED TO DRIVE TO ACCESS FACILITIES?

Q: DO THE PROPOSALS MAKE ADEQUATE PROVISION FOR THE INCREASE IN POPULATION AND DEMAND ON LOCAL SERVICES?

Q: ARE YOU HAPPY TO ACCEPT CREEPING COALESCENCE WITH EXMOUTH AND WOODBURY?

Q: ARE YOU HAPPY TO ACCEPT NEW HOUSING DEVELOPMENTS WITHOUT MASSIVE IMPROVEMENTS IN INFRASTRUCTURE?

Q: DO YOU THINK EDDC SHOULD BE RESPONSIBLE FOR ENSURING THERE IS ADEQUATE INFRASTRUCTURE PRIOR TO NEW HOUSING DEVELOPMENTS?

## YOUR COMMENTS

**COASTAL PRESERVATION AREAS**

EDDC are expanding the Coastal Preservation Area (CPA).

The CPA is defined on the basis of visual openness and views to and from the sea. Development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected to any adjoining areas.

Yet within that area they have proposed building 406 houses (GH/ED 72&73 and Lymp 07, 09, 10a) to the north and south of Meeting Lane, Courtlands Lane and off Hulham Road effectively ignoring their own plans to expand the Coastal Protection area.

Q: SHOULD EDDC BE ALLOWED TO IGNORE THEIR OWN DEFINED AREA?

Q: HOW CAN THEY MAKE PLANNING DECISIONS WHEN THEY ARE NOT ADHERING TO THEIR OWN DEFINITION OF THE CPA?

Q: SHOULD THE ZONE CREATED TO PROTECT ALL THAT IS GOOD AROUND LYMPSTONE AND THE ESTUARY, BE RESPECTED AND HAVE NO NEW DEVELOPMENT IN IT?

**YOUR COMMENTS**

## **GREEN WEDGES**

Green wedges have been an important part of planning decisions since the early 1990's. Often quoted by Planning Inspectors, they have been an important defence against the coalescence of Exmouth, Woodbury and Lympstone.

The division between urban and rural helps establish a point at which intrinsic settlement separation can be seen to start to occur. This is the point at which it may be understood or perceived that you are leaving one settlement, entering the countryside, then travelling through that countryside or open space, before entering a new and different settlement.

Constraints on development are essential to prevent any physical or visual coalescence and/or maintaining the character and identity of those settlements or a sense of intrinsic separation.

Previous plans to remove 75% of green wedges were challenged and then suspended. EDDC intend to increase the BUAB to allow for development outside of long-established boundaries. This goes against the policy which states 'development will not be permitted in defined areas if that development would create in its own right or add existing sporadic or isolated development or damage the individual identity of a settlement or could lead to, encourage or start to lead to actual or potential for settlement coalescence'.

Q: DO YOU AGREE THAT EXPANSION OF BUAB WILL LEAD TO THE A REDUCTION OF THE GREEN WEDGES AND COALESENCE WITH NEARBY STTLEMENTS?

Q; DO YOU THINK GREEN WEDGES SHOULD BE EXPANDED TO OFFER GREATER PROTECTION FOR OUR AREA?

## **YOUR COMMENTS**

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