

PROPOSED DEVELOPMENT AT COURTLANDS CROSS LYMPSTONE

Have your say! - Last time your letters saved the day

In March 2010 Strategic Land Partnerships presented to East Devon District Council an application to develop land to the North West of Courtlands Cross, Lymptstone. Following a massive rejection from the public and the Lymptstone Community (650 letters of complaint!) EDDC rejected the proposal on 10th June 2010. SLP have now submitted a renewed application to EDDC.

The initial application in 2010 was rejected by EDDC for 10 reasons.

1. The proposal involves a large scale mixed use development located within the open countryside, outside of the built-up area boundaries of any settlement, wherein new development is permitted only where it would be in accordance with a specific Local Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities of the area in which it is located.
2. The application site lies within a Green Wedge as defined in the adopted East Devon District Local Plan wherein development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence, in the opinion of the local planning authority the proposed development in this case would not only represent a sporadic form of development but would also lead to the undesirable coalescence between the outer outskirts of Exmouth and the village of Lymptstone, threatening the individual identity of that village, contrary to the provisions of Policy S6 (Green Wedges) and Policy 01 (Design and Local Distinctiveness) of the adopted East Devon Local Plan 1995 - 2011 and the aims and objectives of the Lymptstone Village Plan.
3. The scale of the proposed development is likely to generate a high level of primary and secondary school aged pupils.....
- 4, 5 and 6 – all relate to the resultant increase in traffic.
- 7 to 10 – all relate to the failure of the application to provide sufficient information.

<http://planningapps.eastdevon.gov.uk/Planning/lg/GFPlanningDocuments.page>

The new application has 3 major changes

1. They have deleted the 50 bed care home
2. They have rearranged the layout of the 154 dwellings.
3. They have proposed blocking Courtlands Lane at the end of the existing houses and creating a new access/egress through the proposed development

Additionally the Application provides a quantity of evidence to support reasons 4 to 6 regarding traffic and reasons 7 to 10 regarding inadequate information.

We reject this current application:-

1. There is no fundamental difference between this application and that submitted in March 2010 and consequently our previous objections still stand.
2. The removal of the nursing home is of no significance.
3. The road change to Courtlands Lane as proposed will merely increase the traffic along this restricted route as the shortest way to Lymptstone Village and Lymptstone Primary School .
4. The application in no way answers the EDDC reasons 1 & 2 for refusal in 2010 and since it still clearly breaches EDDC Policy.
5. The LDF Preferred Approach Appendix 1 supports the retention of the Green Wedge. Intended Government legislation such as DEFRA White Paper "[The Natural Choice: Securing the Value of Nature](#)", The Localism Bill and Neighbourhood Plans would indicate support for the Green Wedge to be preserved and the Parish Council, by authority within the Parish Plan, would seek to formally secure these rights when permitted.

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If you wish to support our views then you need to write or e-mail your objections to East Devon District Council:-

Write to: Planning West, East Devon District Council, Knowle, Sidmouth EX108HL

E-mail to: planningwest@eastdevon.gov.uk

Visit their web site: <http://planning.eastdevon.gov.uk/online-applications/>

Quote planning reference 11/1293/MOUT

All objections need to be with East Devon by 6th July 2011

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For any further information visit the Lymptstone Website at www.lympstone.org

Or telephone

ClIr Rob Longhurst – 263495

Clerk – Tony Le Riche – 279665

ClIr Pete Acca – 270209

ClIr Richard Eastley – 266165