

Press Release

A big fat “NO” to Courtlands Cross development.

In March 2010 Strategic Land Partnerships presented to East Devon District Council an application to develop land to the North West of Courtlands Cross, Lypstone. Following a massive rejection from the public and the Lypstone Community (over 650 letters/e-mails 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 Lypstone, 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 Lypstone 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. SLP have deleted the 50 bed care home
2. SLP have rearranged the layout of the 154 dwellings.
3. SLP 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.

Lypstone Parish 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 Lypstone Village and Lypstone Primary School thus exacerbating an already dangerous route .
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.

“This is just the same old development dressed in different clothes” said Mr Parry-Jones “the developers do not seem to appreciate the depth of feeling against any development on this land which was granted Green Wedge status by EDDC to protect Lypstone from the sustained growth of Exmouth”.

Cllr Longhurst (Chairman of Lypstone Parish Council Planning Committee) took up this point “In the East Devon Plan the District Council stated *“It is of importance to impose a limit on future development for three reasons; firstly to prevent coalescence of settlements along the Exe Estuary, secondly, to guard against over development which would ruin the character of the village and thirdly to prevent still further congestion upon the already overloaded narrow streets”* – this is a policy we wholeheartedly support and is the #1 conclusion within our Parish Plan. This EDDC Policy preserves the integrity and charm of village life – not just here in Lypstone but in other East Devon villages – Branscombe, East Budleigh, Sidford, Sidbury, Clyst St Mary – it is a policy all East Devon village communities must strive to maintain. So the word to SLP **“We do not want it – now, next year or ever”**.

For further information contact Cllr Rob Longhurst 01395 263495