

## Lympstone Parish Council

Plan no 11/1293/MOUT, **11/1293/MOUT** Outline application including access arrangements and layout for mixed use development comprising residential development of 154 dwellings, business units, doctors surgery, shop/cafe, creche/nursery, community facilities together with associated open space and infrastructure, Land Nw Of Courtlands Cross, Courtlands Lane, **Exmouth** - Report of the Clerk

A Village meeting was held on 27<sup>th</sup> June 2011 attended by approximately 140 people. These included Parish Councillors, Councillors from Exmouth and the press.

The Chairman opened the meeting and handed over to Cllr Rob Longhurst, the Parish Council's Champion for planning applications. Cllr Longhurst, with a visual presentation, described the current application and the differences between this and the previous application submitted in June 2010.

There were three main differences:

1. The Care Home had been omitted and from this the houses were more spread out.
2. There was to be a pedestrian crossing at Courtlands Cross and a new vehicular access point about 100m to the north of this.
3. Courtlands lane was to be blocked off halfway down with traffic re-routed through the development. Summer Lane was to be made one-way in an easterly direction (up the hill), with some changes to Wotton Lane as it was thought that this might see an increase in vehicular movements.

A S106 agreement would include £100K payment to DCC to carry out these works.

The previous application had been refused, with 10 reasons given:

- 1 & 2 That it was against current policy of building in open countryside and in the green wedge.
- 3 The effect on schooling in the area
- 4 – 6 related to increase in traffic
- 7 – 10 related to the failure to provide sufficient information.

Cllr Longhurst explained how the application contravened policies contained in the LDF and Lympstone Parish Plan and proposed legislation contained in the DEFRA White Paper "The Natural Choice: Securing the Value of Nature", which would indicate support for the Green Wedge to be preserved and The Localism Bill which would give more control and involvement of the local Community in such applications.

The area was not included in the SHLAA proposals for Lympstone or Exmouth, whereas the land at Goodmores Farm was included and this provided houses in Lympstone and Exmouth.

The Housing Needs Survey that was carried out in 2008 was now out of date. A new survey form would be distributed with the Lympstone Herald in July. This would give up to date information regarding Housing Needs for the Parish.

He thanked Don Mildenhall for reading and analysing the traffic sections of the accompanying documents. Don answered questions about this aspect, as far as he was able, from the information that had been supplied. Cllr Longhurst then invited questions and comments from the floor.

- A Town Councillor from Exmouth reported that, at the moment, Exmouth Town Councillors for the Halsdon Ward were unlikely to support the application.
- There were questions about the decision making and appeals process including suggestions as to how Lympstone might work with EDDC and Exmouth TC to support an appeal.
- There were many concerns about traffic movements in existing roads and changes to the road layouts.

- There was concern about the loss of prime agricultural land although it was pointed out that designations as such had been abolished.

Cllr Longhurst and others confirmed that individual letters or emails of objection were needed. A letter from a family or a petition would only count as one objection. Sample letters of objection were circulated. Volunteers would be under the railway bridge on Saturday 2<sup>nd</sup> July to assist anyone regarding an objection.

At the end of the meeting, the Chairman thanked Cllr Longhurst for his presentation, to loud applause, and asked for an indication of the feelings of those present. When asked formally to show their view, no one indicated any support for the scheme and the vast majority, if not everyone (it was difficult to judge) voted against the scheme.

If the Parish Council is so minded, Cllr Longhurst suggests that its objection might be in the following terms.

“We, the Lympstone Parish Council, refer to the above planning application which has been referred to us as Consultees.

The Application was presented to a Village Meeting on 27<sup>th</sup> June 2011, which was attended by over 140 people, including some from Exmouth. The application was fully discussed and this objection was unanimously supported. The Application was then considered formally at our Parish Council meeting on Monday 4<sup>th</sup> July. The Parish Council having considered the application do not support the plan and unanimously recommended **REFUSAL** by the Planning Committee of EDDC. We cite the following reasons: -

1. There is no fundamental difference between this application and that submitted in March 2010 and consequently our previous detailed objections still stand. (Attached) The removal of the Care Home is of no significance.
2. The road change to Courtlands Lane as proposed will merely increase the traffic along this restricted route as the shortest way to Lympstone Village and Lympstone Primary School thus making this dangerous route even more so. This was a core objection to the last proposal when only pedestrian and cycle access was proposed.
3. Additionally the Council believe that the Traffic Assessment used within the plan contains some key errors of information and a series of dubious presumptions and assumptions within the modelling.
4. The application in no way answers the EDDC reasons 1 & 2 for refusal in 2010 since it still clearly breaches EDDC Policy. These cover “Building in Open Countryside” and “Green Wedge”. Both these objections are in line with the adopted Village Plan.
5. The LDF Preferred Approach supports the retention of the Green Wedge (Appendix 1) and does not support this development.
6. Intended Government legislation such as DEFRA White Paper “The Natural Choice: Securing the Value of Nature”, would indicate support for the Green Wedge to be preserved. Under The Localism Bill and Neighbourhood Plan the Parish Council, by authority within the Parish Plan, would seek to formally secure these rights when permitted.
7. Despite the claims of SLP there has been no Community Involvement in this latest application. Whilst they have been in contact with Exmouth they have not offered any consultation with Lympstone. The whole reason d’être for this application centres on Exmouth and not Lympstone.

Cllr Rob Longhurst  
Champion for Planning applications – Lympstone Parish Council

