

Lympstone Neighbourhood Plan

Summary Output from Parish Meeting 23rd & 24th November

This is a summary of post-it notes and feedback forms left by visitors.

Car Parking and Traffic Speeds were the most prominent theme

- Car parking on School Hill
- Traffic needs to slow down in village to 20mph
- Parking at “top of village”
- Traffic calming scheme urgently required on Burgmann’s Hill from Hayes Raleigh southwards
- Traffic calming in Longmeadow Road is essential
- Open space - rented by council and pierced steel planking to cover it.
- New car parking provision along or near Church Road linked to the development of the nursery but available for use by existing houses on Church Road to reduce damage from parking on street
- All development should have as little impact on the village centre

Green wedge and Open spaces

- Following the planning decision at Courtlands there can be no reason to compromise the Green Wedge.
- No development south of the village please (Clays Lane)
- Our land must be priority and respected so we can all fit in without spoiling it.

Infrastructure:

- New sports Field - football pitches – seniors and juniors, Cricket pitch, Changing Rooms etc. Look to do through community decision / support
- Death slide for Candy’s field.
- Move large swing from netball area and place with other play equipment.
- Saddlers Arms - use of empty car park
- Footpath put up Hulham Road inside hedge. This will keep horses etc off the road

Natural Environment:

- Vistas – no more houses like one above station; one at top of Highcliff
- Keep as much green space as possible. Community orchard a good idea.
- Keep back lanes / paths.
- More land for burials in future
- Wotton valley - much better use to use land for community orchard / allotments / cricket / football ground Declaration of water meadows as access land and management as a village nature reserve would be fantastic
- Don’t turn field opposite church into car park. Have it as a green, benches, sit under tree or in sun – old tree, old church and a meadow.

On climate change and renewable energy:

- New homes should be energy efficient
- Solar panels – every new house should have them but no solar panels on listed buildings
- No wind farms, No bank of solar panels
- Hydro electricity, ground source heating, solar panelling on new and modern housing.
- Car sharing and car club good idea

Feedback Forms

- ✚ Was the advertising considered adequate – yes 46 – no 16 = There was a request for door to door drops – This is a reasonable request but the cost is c£500 – this has to be funded from the Parish Precept.
- ✚ There was a reasonable understanding of “Built up Area Boundary” and “Neighbourhood Plan” = over 50% but there was still a very large number of people who still were not fully understanding of the situation.
- ✚ The vast majority felt they had the opportunity to speak to a member of the Working Party to clarify issues – 88%
- ✚ There was a broad level of understanding of the criteria and their use and that they met our main objectives – over 90%
- ✚ Overwhelming support for small developments within the village and not one large development – over 90% and over 90% agreement on the locations selected.
- ✚ Only 8 people wanted more clarification – this will be resolved by the publication of the Q&As.
- ✚ 39 people have provided e-mail addresses for further information on developments/progress.

Other Issues and Questions that need an answer – responses will be posted on the parish notice boards and the village website

- 1) Not happy the parish has allowed development within the boundary at Goodmores Farm without consultation and has given it to Exmouth Town. Why was no explanation given why Goodmore’s Farm not counting? Why should Goodmore’s Farm be incorporated into Exmouth?
 - Firstly let’s get it quite clear that the Lympstone Boundary remains the same – it has not been “given away”.

This issue first came to light in Summer 2011 when the land was put forward in the LDF process for development. It was attributed to Exmouth. Until that time most of the work of the LDF had been conducted in secret and was only then open to public scrutiny. A letter was written to the LDF panel on 8th October 2011 when we realised what had happened. *“Goodmores farm has figured largely within the LDF as providing additional housing for Exmouth. Over half of this land, and therefore over 200 houses are within Lympstone Parish. This fact seems to have been ignored with Lympstone Parish Council not consulted so far within the LDF on this land. I am unable to say at this point whether LPC would or would not support the proposal however I would suggest that this is a round table topic that could be resolved with a meeting between LPC, EDDC and ETC.”*

On the 11th October 2011 Cllr Longhurst and Cllr Eastley attended the LDF meeting and made the following statement on Goodmore’s Farm *“Lympstone Parish Council believe that this “joint stewardship” of these lands needs special treatment within the LDF process. This process would require the joint agreement of LPC and Exmouth Town Council in producing a harmonious outcome”*. At this stage Lympstone Parish Council had no position statement agreed by the Council so statements were being made to the LDF on a “proviso” basis.

The situation was debated by the Parish Council and the following position statement agreed, which was communicated to the LDF Panel
Because of the dislocation this development is not considered as part of the Lympstone Neighbourhood, rather a part of Brixington. It is perhaps the softest development in the

parish. For these reasons and because EDDC and ETC view this development as extremely important the Parish Council supports this development. The Parish Council sees no reason to move the parish boundary but will pursue the following conditions:-

1) Schooling;- seek Section 106 money to improve facilities at Lympstone Primary School, whilst recognising that pupils from these new homes will attend Brixington the money will improve facilities for existing students and new students from close within the parish and avoid them having to travel to Brixington.

2) The Parish Council will insist on this land being used for housing only. Relocation of the Sorting Office, Police Station or Hospital to release land within Exmouth should be managed within ETC resources.

3) EDDC have already agreed that a proportion of the affordable housing within the development will be set aside for "Lympstone Connection" if needed

4) Section 106 money should be sourced to improve the connection to the Cycle Way and create the by-pass around Lympstone.

The Parish Council supports the Brixington Community in wishing infrastructure projects be incorporated within their portion of the development.

In conclusion this was debated openly at the Parish Council and the decision taken in the best interests of the community - remember at the time we were also fighting an application at Courtlands Cross!

- 1) Priority given to pedestrian access to key amenities
 - Yes this is correct. As you can see from the EDDC Sustainability Objectives location near school, transport and community services are a key factor in their assessment of a strong and viable community.
- 2) Traffic and Parking
 - We recognise that traffic and parking is a growing issue within the village. It will figure highly within the Neighbourhood Plan and is already high on the Parish Council's agenda with some remedial steps already agreed with Devon Highways.
- 3) The allocation of Affordable Housing in Lympstone.
 - The policy has been amended within the New Local Plan, with the concept of "parish groups" our group is "Lympstone and Woodbury"
"Strategy 35 Item 3
Initial and subsequent occupancy of the affordable housing is restricted to a person(s) who:-
 - a) Does not have access to general market housing*
 - b) Is a resident of that Parish group, or has a local connection with that parish group because of family ties or a need to be near their workplace.**In the event that an occupier who fulfils both (or either) of criterion a) or b) cannot be found within a reasonable period of time, then criterion (ii) will be widened firstly to a person(s) with a local connection to a neighbouring parish group because of family ties or a need to be near their workplace, and subsequently to a person(s) with an East Devon connection."*

In brief this means that when affordable housing becomes available it will first be offered to Woodbury and Lympstone residents (subject to clause a) above) or people with a connection to those parishes. If nobody fills this need it will be offered to Exmouth residents (or connections) and then finally to East Devon residents (or connections) . BUT NOTE – to even be considered there must be a demonstrable case of the applicant not having access to “general market housing”.

- 4) Use of sheltered housing at Glebelands for non-sheltered use.
 - Following enquiries it would appear that the sheltered housing on Glebelands failed the standards set by “The Care Quality Commission” (No lift to upper floor, flats not designed to accommodate people with mobility difficulties). EDDC concluded that whilst the houses were still suitable for normal use the cost of upgrading them to the standards required by the elderly was prohibitive and they are therefore being let as standard social housing when they become available. This is in line with current policy within Devon to outsource care for the elderly to private institutions
- 5) If all development is inside VBL will all green space be lost?
 - No green space is very important and within the Neighbourhood Plan we are looking to secure additional green space.
- 6) Why only build within the BuAB and cause more congestion?
 - Within the BuAB there is a “presumption for development” on available land – if we allocated land for 40 houses outside the BuAB then we could find further houses within the BuAB come forward making our total in excess of the 40 required. It makes sense to use land within the BuAB first.
- 7) How is development south and west of village contributing to traffic problems in the conservation area?
 - There is no development proposed South or South West of the village – this is protected either by Coastal Protection or Green Wedge status.
- 8) How will planning envelope be affected by individual development outside it?
 - Except for rare circumstances there will not be development outside the envelope
- 9) When will news be available on whether EDDC endorses/amends proposals?
 - This is an on-going process and we expect a dialogue between EDDC and the Parish Council that we expect to conclude by March 2013
- 10) Who decides on Village Boundary Line changes?
 - EDDC
- 11) Were the criteria previously discussed at Focus Group meetings taken into account?
 - Yes very much so – some were dropped and some introduced and some amended. See the evolution chart on the website.
- 12) Why were approach roads to Jacksons Meadow not widened as required when first built?
 - That is a very good question. Looking at the records of the time it would seem that the legal department of EDDC did not implement the requirements of the Planning Committee. Further than that we have no knowledge.

- 13) What happens if some of preferred sites get planning rejected – will next site of 65 houses go ahead?
- We would hope that all the developments on the preferred list will be achieved as they have only been put forward after careful scrutiny.
- 14) Why did Parish Council reject coalescence at Courtlands but Goodmore's Farm is being allowed to be developed?
- The Courtlands land was designated Green Wedge and therefore officially protected. There is no such protection on Goodmore's Farm and it has had a presumption for development for many years.
- 15) Can there be 1 parking space per bedroom on new builds or at least 2 per property?
- We will certainly try for this ratio.
- 16) How does access to Glebelands site meet Highway requirements?
- Access to development sites has to be to Highways criteria – it is a condition of the grant of planning. Devon Highways are statutory consultees.
- 17) Can we have reassurance from the Council that smaller plots for development will continue to be sought?
- Yes – bring them forward! But it may be too late this time around if they are outside the BuAB
- 18) What goes on behind the scenes – private talks with landowners etc.?
- This whole subject is extremely delicate and needs handling with care. Yes there are inevitably discussions with landowners they have to put their land forward and we have to understand what they want to do – it is their land after all. The SHLAA inputs were handled by EDDC and the sites within the BuAB were sourced by the Working Party. We have handled the applications as openly as possible and Cllr Rob Longhurst has made the Parish Council aware, in open session, of all new intended applications.