

Appendix N: Goodmore's Farm

Firstly let's get it quite clear that the Lympstone Boundary remains the same –the land has not been “given away” to Exmouth. Development within the Lympstone Parish Area will remain in Lympstone Parish.

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 can see 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.*
- 5. The Parish Council supports the Brixington Community in wishing infrastructure projects be incorporated within their portion of the development.*

The position of Lympstone Parish Council was further endorsed in November 2012 in their response to the New Local Plan – Consultation Exercise

Strategy 22 – Strategic Land Allocations at Exmouth a) Goodmores Farm

Lympstone Parish Council has already endorsed the development of Goodmore's Farm, however we would remind EDDC that a proportion of the proposed development is within the curtilage of Lympstone Parish and this should be used exclusively for housing.

Additionally:-

- 1. CIL/Section 106 funds appropriate to this section of land should revert to Lympstone Parish.*
- 2. Affordable housing within this section of land should be considered as Lympstone when allocated.*
- 3. The developed housing within this land must be considered part of Lympstone Parish in respect of rates and precept.*
- 4. Lympstone Parish Council is aware that the Brixington Community desire a "Community Centre" to be incorporated within the development and we would support this wish including a few small local shops – if so desired.*
- 5. Lympstone Parish Council would however be averse to any substantial retail development on this land. The map shows "5Ha Employment Land" – we believe that this must be allocated to small business units for the benefit and employment of the local community.*
- 6. Lympstone Parish Council does not support this land being used for a relocation of the Hospital, Claremont Surgery, Police Station or Postal Sorting Office.*

Cllr Rob Longhurst

9th July 2013