

The Planning Inspector  
The Planning Inspectorate  
3/16 Eagle Wing,  
Temple Quay House,  
2 The Square, Temple Quay  
Bristol  
BS1 6PN

25<sup>th</sup> November 2011

Dear Sir,

Appeal against non-determination of a mixed use development  
on land NW of Courtlands Cross, Lympstone.  
Ref APP/U1105/A/11/2161479

May I firstly introduce myself – I am a resident of Lympstone arriving back here in 1999. I have been a member of the Parish Council for the last 7 years. From 2009 to 20011 I was chairman of the Parish Council and from May this year “Champion Planning”. Following formal rejection, by Lympstone Parish Council, of the first application by Strategic Land Partnerships for development on this site I was elected as the “Leader of our Community’s opposition to the development” – this was subsequently re-affirmed after the second application was formally rejected. Without doubt I will appear before you at the Appeal Hearing in January! You will see from the evidence presented to you by EDDC that I personally objected to both applications by e-mail to EDDC.

As I am sure you will appreciate this whole appeal process is new to me and I am therefore seeking guidance and instruction from any professional source available. From what I have been advised I draw 3 specific and guiding parameters:-

1. All evidence or documents already presented to EDDC will be forwarded to you and included in the evidence base for your consideration. It is merely a waste of your time to duplicate the evidence.
2. Any letter/evidence submitted to you prior to the deadline of 30<sup>th</sup> November 2011 should contain new and relevant information pertaining to the appeal.
3. Any evidence or material facts not disclosed prior to 30<sup>th</sup> November 2011 but introduced to the Appeal Hearing will be deemed inadmissible.

Within these parameters I would like to make the following points for your consideration.

1. I have advised The Lympstone Community **NOT** to write to you to register their objections as all previous letters/e-mails will be considered by you as a matter of course. For each application EDDC received over 650 letters of protest – zero of support!
2. The Localism Bill has just received Royal Assent and the Government seems keen to emphasise that local people should be able to decide what development they would

like to see in their area. This application is opposed by East Devon District Council, Lympstone Parish Council, Exmouth Town Council and over 650 individual objectors. Not a single local resident, local organisation or even the developer himself has supported it. This is a clear indication that local people do not wish to see this development.

3. The appellants have made no attempt whatsoever to consult locally on this 2<sup>nd</sup> application. Indeed in submitting this 2<sup>nd</sup> application following a refusal of a similar proposal last year (with 650+ letters of objection) they would seem to be contemptuous of local opinion.
4. The appellant has submitted three, I believe, amendments to this second application. At least one has been submitted after the notification of appeal. I can only assume that they believe that these will only serve to confuse the local community – which indeed they have done.
5. I have personally written to the appellant twice asking him to give up this financial quest in favour of a bequest to The Community. I have yet to receive any reply.
6. In the last 7 years over 70 new homes have been provided within the building boundary line. These have included 30 affordable homes.
7. A recent housing needs survey for Lympstone indicated a need for 11 affordable homes. Possible sites for these homes, which are well related to the village, are currently being explored by the Parish Council. There is no local need for this proposed development.
8. East Devon District Council has just approved a consultation draft for the Local Plan. This includes housing land allocations in the Exmouth area – to meet the needs of the town. One of these is largely within Lympstone Parish and will produce over 150 new homes – we have acceded to this even though it is outside the scope of the Parish Plan as it is seen as a “rounding off” of natural road boundaries.
9. Within the LDF, Lympstone Parish has been tasked to provide 40-50 homes over the next 5 years. We have accepted this target and we are now working on a “Lympstone LDF” to identify the sites – making the target evidence based. This is work that I am currently leading and wish to introduce as new evidence – I would hope that by January 2012 we will have a document that has been signed off by the Parish Council – but I understand that this evidence has to be introduced now to be acceptable.
10. The principal condition, from the Parish Plan, is that *“Developments should extend the existing village, not be in other places within the parish dislocated from existing housing and amenities”*. This work will be used as the input data for the Lympstone Neighbourhood Plan due to be started in 2012.

11. The Secretary of State, Eric Pickles, has recently dismissed 3 appeals for housing development on the grounds that granting consent would undermine the local planning process. In the case of a proposed scheme in Cheshire he states *'The development would 'jump the gun' before the core strategy had been adopted, thereby prejudicing the fairness and effectiveness of the LDF process.'* The approval of this scheme would prejudice the fairness and effectiveness of the LDF process for East Devon in exactly the same way.
12. The site is Grade 1 agricultural land. The population of the country is predicted to increase to 70 million and there will be increasing pressure on land. It is important to retain the best quality agricultural land for providing food.

Sir, as you can perhaps gain from the above, Lympstone is a vibrant community with over 35 different clubs and associations providing sport and entertainment activities (from Lympstone Entertainments, Lympstone Tennis, Lympstone Football, Lympstone Players) through to social care (Surgery Drivers, Exmouth and Lympstone Hospiscare, Wednesday Old Peoples Lunch, Third Age Group) and to Youth (Youth Club, Pre-School Group, Lympets). Please visit [www.lympstone.org](http://www.lympstone.org) for more about what goes on in our parish.

Lympstone is indeed the sort of society that I believe the Prime Minister envisages within his "Big Society" and "Localism" policies – where the community look to solve their own local problems rather than immediately look to the state. We are not resistant to change but rather "cautious to change". We wish above all to preserve the nature, spirit and community of our parish whilst evolving in a planned and managed fashion. I think this is evidenced in our development within the recent past. This proposed development is out of character, out of place and out of context – it is a real threat to our community through coalescence with Exmouth and breach of Policy S6 Development in Green Wedges.

I would ask that the appeal be dismissed for the reasons set out by East Devon District Council and on the grounds that approval would undermine the whole validity of the local planning process.

Thank you for your attention and I look forward to welcoming you to our rather unique community in January – even if it is in Exmouth Town Hall.

Yours faithfully,

Cllr. Rob Longhurst  
Champion – Planning, Lympstone Parish Council