

## Feedback from Lympstone Community Consultation 18 April 2012 (v2)

On 18 April Lympstone Parish Council organised an open meeting to get initial views on priorities for a Neighbourhood Plan. Over 70 people attended the meeting which was independently facilitated.

After a brief introduction to neighbourhood planning five topic boards were set up around the room, each consisting of a map, some more information about the topic and some questions to provoke further thinking. Each board was staffed by a 'champion' whose role was to encourage discussion and contributions. A sixth board, staffed by the facilitator, was available for people to make any additional comments, including comments on the process.

Participants made comments on post it notes and flipchart sheets, and indicated priorities through the use of coloured dots (each participant was given 5 dots on arrival, to distribute as they saw fit).

The remainder of this report is a direct transcript of the written comments made at the meeting. These will be taken forward and considered and discussed by the Neighbourhood Planning Working Group and in the next stage of the consultation process which will include stakeholder meetings and focus groups.

Numbers in brackets record the dots awarded to each comment, and therefore some indication of the extent of support for that comment. In some cases comments made on one board have been listed under another heading, where I felt this was more appropriate.

All views will be considered and taken into account in producing the next version of the Neighbourhood Plan, but the recording of individual comments in this report does not mean that they will be included in the Plan, which must represent the collective views of all members of our community and be in line with EDDC plans and priorities.

### 1) Housing and Development

#### Types of development

Sheltered Accommodation (+2) Family Homes (+ 1) Affordable Housing (+ 8)

- Multi purpose mixed housing ie old folk housed with young people with warden accommodation
- Shared Ownership/ Starter Homes for young people (+7)
- Local housing for local families
- Push for NIL carbon Eco housing on new builds (+1)
- Ensure that any new housing development includes good mix and is not dominated by "Executive Houses"
- "Affordable and social housing for the young" has been high on the agenda for some time – we only need 11 over the next 15 years. We need to consider the needs of our growing elderly population – Lympstone House has closed. We need warden assisted housing
- Insist that no new home is built without a garden especially where children are concerned (+1)
- Every new home must have solar heating incorporated (+2)
- Build new housing to highest sustainability standards (+1)
- No more 'conservation' New modern architecture reflective of our age and technological advances. When we look back what will define this age?

Do we want development space for businesses? (+4) , Workshops (+ 2)/ studios / shops/ Work hubs (+1)

## **Where development might take place**

Priorities on criteria for development sites:

Access to village facilities (+3 ) inside building boundary (+2) avoiding congestion in village (+9) fit with landscape (+5)

Should we stick rigidly within the existing build boundary? (+3) or consider other sites (+14) Floating housing – plenty of space

- Top of Glebelands small bungalows re-develop area for up to date sheltered housing/retirement flats
- No sporadic development in the Green Wedge
- Candy's field could be made a village green – the only way to be sure it is not developed in the future
- At a glance it is impossible to state where housing should/shouldn't go from an objective standpoint. An independent audit that takes into consideration where/capacity/access/flooding using a scoring matrix (as a professional piece of work).
- Keep the existing built area boundary line
- Suggest 50 houses are achieved by in-filling in ones and twos, NOT a block of 25/50 (+2)
- New house no more than 3 or 4 a year not huge development
- How much infilling between houses should we allow? What are the criteria for acceptability
- Protect Wooton Brook (+2 )
- Housing ground in Rectory – some of the 50 houses (+1)
- If this area built on – include it within Lympstone change boundary – (+3 ) (*This refers to the land North of Meeting Lane which is in Woodbury Parish*)

## **Opposition to development in Jackson Meadow**

- This plan is no longer relevant dated 2006
- The areas around the church need - this area is historic environment a heritage asset or significance to the setting of the church (+1)
- Construction in the field North of the Parish Church needs to be protected as a corridor for the character and natural setting of Lympstone Parish Church (+2)
- Construction in the field North of the Parish Church needs to be protected as a corridor for the character and natural setting of Lympstone Parish Church
- I am concerned about the road safety on Trafalgar Road and round to Jackson Meadow. I wouldn't want too many builders near my children (+ 1)
- Whether designated or not or capable of designation as a heritage asset, this land all around the church right up to Jackson Meadow and to the South into the fields justifies a degree of protection from housing development
- Land immediately near the church (as planned for development) needs to be curtailed or eliminated for the sake of the historic environment of the Parish Church
- Development of the land South of Jackson Meadow would be detrimental to the village -; Unsafe for residents , children especially. Wildlife would be affected and some of those are protected

- Road safety in Jackson Meadow is a serious issue!!
- The plot of land by 15 Jackson Meadow is NOT viable to use as building site. Access is very limited and impact would badly affect families near by. (On the doorstep) (+3 )
- 4 dots were placed on the Jackson Meadow site. (*The community were asked to place dots where they wanted to see development – in view of the adverse comments re Jacksons Meadow I am not sure these dots were placed with positive intent.*)
- This map is inaccurate – there is not planning permission on land north of the church
- Construction in the field north of the Parish Church (St Peter's) needs to be protected as a corridor for the character and setting – natural setting of the Church
- Building is totally unacceptable to be in the field south of Jackson Meadow- this is the natural setting of the Parish Church
- Trafalgar Road needs to be widened to at least 18 feet – this was part of the original agreement prior to the development at Jacksons Meadow
- This site right next to the Church does not have planning permission
- This site does not have planning permission and it is too close to the church. It needs to be protected from further development and conserved as an area of natural beauty
- Concerned about this possible building plot – all the dots mean we object to it
- The areas around our special church need to be protected as an area of outstanding natural beauty and houses wildlife some of which are protected
- Worried about danger of extra traffic in Trafalgar Road, Meeting Lane , Gibraltar Road if extra houses built – it is congested already and dangerous for children and pedestrians
- Concerns re graveyard size – need space for the future, must not be developed for housing
- The maps are not accurate – people think the land south of Jacksons Meadow has planning permission. IT DOES NOT HAVE PLANNING PERMISSION. OWLS LIVE IN THE FIELD AND ARE PROTECTED BIRDS.

### **Impact on the school**

- Capacity of school should determine houses built (+1)
- The capacity of the village school is a KEY determinant of the number of houses that could be built in the village. The District Councils policy on school investment should be established
- Our school is already filled to capacity where will the extra children go to school
- The village school have 3 classrooms divided by curtains – build a new school South of the church. (I agree totally with this (+ 1)

### **General opposition to new housing**

- Additional housing is not required; there auditedally 1,000's of empty houses everywhere. At the same time the school is full to overflowing and the A376 the busiest road in the country. The place is saturated.
- No more development. Lympstone is already saturated, over developed with too many people
- No building west of A376 in Woodbury parish area as this will obviously affect school / station / surgery / shopping / car parking & traffic in Lympstone (+2)
- Don't build more houses where the children of our community would be at risk both in the construction and increased traffic afterwards
- Lympstone is not a Tardis . . . There is a limit to what can be squeezed in – houses, parking spaces. Think how to minimise all development

### **For our plan to be accepted, it must deliver the following four criteria**

The new East Devon Plan for the period 2012-2026 targets Lypstone Parish with a 5% increase in dwellings 45-50. This is appropriate, feasible and acceptable. (+2)

Developments should extend the existing village, not be within the parish dislocated from existing housing and amenities (+2)

New housing should reflect the on-going needs of the community through to 2026 (+2)

## **2) Infrastructure**

### **Improving our transport system**

#### **Roads / Footpaths (+7) / Cycle path (+1) / Trains (+7) / Buses (+5) / Parking (+10)**

- Enforce the double yellow lines on Station Hill – They are there to protect rail users from cyclists coming down at speed
- Weight restriction on Longmeadow Road clearly signed from the A376
- How about a car share scheme to help reduce the number of cars in the village. May help keep motoring costs down for villagers and help environment (+1)
- Increase parking for residents to avoid visitors driving into the village to park and ride / cycle (+1)
- Provision of parking for the top end of the village
- Speed limit – change to 30mph in Meeting Lane and Nutwell Road (+1)
- Traffic speed too fast – 20mph speed limit please especially near the school (+2)
- Judging by custom elsewhere in Devon Lypstone should be a 20mph area
- Longbrook Lane needs a 20mph (or at least 30mph) all the way to Sowden End (or at least by the water) (+1)
- Peter's Cross – No more Traffic coming out at Peter's Cross
- Village – No speeding in the village
- Village – Speed limit 20mph throughout village (+2)
- Village – More Buses coming into the village and running later
- Where would Dinan way come out?
- Wotton Valley – Link Road to Dinan Way needs to be located in the best place. The link road must go ahead (+2)
- Village – Cars need to be slowed through the village for my son walking to preschool (+2)
- Free Car Parking or Cheaper
- Car Park – Car Park full in evenings
- What about disabled parking in (a) car park and (b) station car park
- Parking at Station Yard is used regularly by pub / shoppers meaning rail users denied parking (+1)
  
- Could really do with a more regular bus service which would come into the village (+1)
- Bus Service in the village (+5)
- Bus service in the village
- More frequent trains in the evening
- Half Hourly Train Service on Sundays (+6)
- Trains – Great to have – problems with late / not late service
  
- Cycle path needs clearer warning signs plus a 'STOP' notice where it joins the road (+1)

- Love the Cycle Path plus contrary to popular belief more cyclists / pedestrians makes road safer – Slows Cars
- School needs a cycle park and cycle shed (Lockable)
- No Cycling signs pedestrians on Cliff Field and Avenue not necessary
- Signs to alert cyclists that they are leaving cycle path and joining other traffic (+2)
- Reroute the cycle path along the railway line – it is so dangerous (+8)
- Slow down cyclists – direct away from village centre
- Cycle path is the worst thing to happen to the village ever!
- Cycle path is the best thing to happen to the village ever (OMG!) (+3)
- Village Centre – School Cycle Train to Community College
- Village – Better Signs for Parking
- Cycle path – Love the Cycle Path as it is good for businesses in the village to thrive – Car speed limits a good idea and cyclist to slow down at station (+3)
- Stop signs or barrier at the the bottom of station road to protect villagers and cyclists
- Waterborne Transport?

### **Enhancing our waterside (+ 3)**

#### **Boat Shelter (+3)/ Flood prevention**

- Dredge Harbour and Lymptone Lake to improve boat usage

### **Improving our utilities: Electricity / Gas / Water ; Telephones / Broadband (+6)**

- Solar Power and Wind Power for the village?
- Hide Telephone Lines in Conservation Areas
- Shared Energy Purchase for the Village
- Faster Broadband (+3)
- Village – Faster Broadband
- Village – High Speed Broadband imperative for all home workers Current connection very poor

### **Keeping Lymptone Clean & Green (+2) Refuse and Recycling (+3)/ Toilets / Allotments / Play space (+1)**

- Candy's Field – Dog Waste Bins on Candy's Field (+2)
- Please can cardboard be included in the Recycling (+6)
- Village – More waste bins for dog mess!
- Sowden End – Bin @ Sowden End needs to be emptied more often please
- Village – Lymptone should enter the annual 'best kept village' competition. About 50 villages enter every year –the standard of litter / dog mess / maintenance of hedges would improve
- Communal buildings should have solar panels wherever possible
- The village hall should be like Branscombe, generate solar power as a demonstration of good practice and as a generator of actual power ( I realise that there is an issue about direction, but an array of panels could be used apart from the hall)

### **3) Community**

#### **What does our Community Need: (items with no votes omitted)**

##### **Community facilities: School & pre-school (+11)**

- School is very overcrowded with temporary classrooms + have to use village hall and church. No more pupils conflicts with more housing (+2)
- The village school is very overcrowded with curtains dividing 3 classes sharing one classroom (+1)
- No more expansion of current school. It's very overcrowded (+1)
- Defend village school against further expansion (if possible)

##### **Communications and news: Herald (+3) website (+5) Noticeboards (+2)**

- Promote the village website much more vigorously and use the neighbourhood plan as a catalyst for that

##### **Sports (+4), recreation (+1) and play facilities**

- Very much in favour of the cycle path – brings young families and trade to the village. Something for families to do together.

##### **Support & encouragement for in-village cultural activities (+2)**

##### **Support & facilities for older residents (+3)**

- Retirement homes / sheltered flats (+ 3)
- We have sheltered housing – wrong people in them now

##### **Positive welcome for new residents (+2)**

- Better support for our service families (+2)

##### **Fundraising for village good causes (x1)**

##### **Other things we have missed (x1 – but this was not explained!)**

- Use of pubs for meeting venues for local community (+1)
- Please diversify our parish council with more younger adults \* to properly represent village (at \* someone else had added 'and women' (+1))
- More women on parish council
- Love our community. Keep up the same atmosphere, sense of belonging, happy place & life (+2)
- (about the intro on the board 'a great community'): A lovely description of Lympstone as it is – aren't we lucky! (Mary Truell) (+1)
- Neighbourhood Watch – volunteers to bring villagers together; #keep watch' on each other ; involve military families

- Think Lympstone is a great village with great amenities – all villagers should support the pubs, café, post office and village events to keep business thriving (+ 1)
- There is something that lies behind all the ‘things’, structures, places, buildings, mentioned on the other boards and that is psychological – how much the village feels about itself as a community – it’s identity. I wonder if a separate group is needed for this. It could bring in issues like inclusion of groups etc (+6)
- Could Jackson Meadow be considered more part of the village – therefore may be more younger persons would become involved in village community (+3)
- Agree – that it would be good if Jackson Meadow residents could be felt as welcome and included as older residents in the village
- Please can we keep our community policeman
- If Lympstone gets much bigger (and spoilt) the community spirit will be lost. The village has already greatly deteriorated (I’ve been here for 33 years).
- In a meeting in Exmouth someone described Lympstone as ‘twee’. This might be a starting point/point of provocation for discussion!

#### 4) Environment

- How can we continue to preserve the Green Wedge? (+2)
- Protect Green Wedge and AGLV and wildlife habitats(+2)
- Protect route and views from East Devon Way (+1)
- Community investment club focused on acquiring agricultural land projected to increase by double in the next few years (+1)
- More attention to be given to the environment within the village i.e Candy’s Field to be adopted as a village green (community park)
- Don’t forget the green wedge!
- Lympstones biggest asset is the estuary and the Exe (+3)
- Neighbourhood plan must incorporate the advice/guidance etc in the existing Village Design Statement
- Cycle path does not enhance the environment - 20 people in anoraks on the corner of Sowden is not a pleasing site (+5)
- I would extend the conservation area
- Extend conservation area – all along shore/allotments fields behind and all along Longmeadow Road
- Back proposed extensions ( eg Lympstone PC proposals) for extending conservation area
- Sowden – Sowden area needs to come into the conservation area as it is a historic environment (+ 1)
- Candy’s field needs to be made a Village Green to protect it for the future from having future development – this IS the only way to protect it
- The hedgerow running alongside Candy’s Field needs to be replanted and protected. Children need to stop playing in it as they are killing all of it and danger due to barbed wire and illegal dumping

- Bats are often seen flying around Sowden Lane
- Owls live in this field do not build on it
- Protection for old trees needed especially the oak opposite the church
- There is something about how we feel about the village as rural or a suburb of Exeter, a bit of Exmouth etc What does this mean for the village? My guess is that there would be different feelings depending on where in the village people live(+1)
- Remember that the aesthetic/spiritual side of mankind must be given enormous consideration. It is scarcely ever mentioned
- Consider seeking amendment to parish boundaries with Woodbury so as to bring within Lymptstone Parish land which is naturally part of our community
- Protect the existing 'greenways' through the village eg Wooton Brook
- Protect green spaces – the area along stream in the centre of the village, Candys Field
- Much more emphasis on food growing and water conservation, not so much concrete(+2)
- Rich solicitors will always get permission to build what they like where they like whatever we say.
- This map is dated 2006 no longer relevant.
- Hate modern notices above church gate advertising worshipful band.
- Keep signage to a minimum to avoid ruining our beautiful village

### **Dot Count**

- Protect our landscape (+16): Green spaces and routes (+3) Views (+1) Careful siting of development (+10)
- Protection of our habitats (+ 3): Foreshore (+3) hedgerows (+3) woodland (+4)
- Facing up to climate change: Renewable energy (+4) Flood risk Reducing car use (+4)
- A better built environment 1: Conservation Area (+2 and 1 against) Car parking (+ 2) Wirescape (+4) Design of new housing (+ 4)

### **Map**

Site below Jacksons Meadow (+13) ( I assume against any building there), Candys Field (+1)  
Nursery (+3)

## **5) Economy**

How can the neighbourhood best support its businesses?

- Encourage small businesses throughout the Parish with support (+1)
- Do not want an Industrial Estate. + I Agree (+1)
- What about a caravan/camping complex? + No Way! (+1)
- No caravan site (+1)
- Use Them (+9)
- Local skills

### **How can the neighbourhood benefit from the Exe Estuary Trail?**

- Re-route the Exe Estuary Trail along the railway (+ 11)

### **How can the parish benefit from new technology?**

- How about a “village” computer which can be accessed by residents. This works very well in a village I know (+ 2)
- High Speed internet (+1)
- Faster Broadband please! (+5)
- No wind turbines (+1)
- Ensure there are NO WINDFARMS which are a total waste unless wind is 20-30mph and are problems for tourists (+2)

### **Can we generate community-led business activity?**

- Community-led market for surplus home grown & allotment produce (+1)
- A village cooperative for loans: 20/30 people contribute £1,000 to a fund. Loans to those in need (avoiding loan sharks, high interest rates) (+1)

## **6) General comments**

- Good meeting – well done! Wine probably facilitates better/more thinking
- Really liked the format of this meeting. Well done
- I liked the format of tonights meeting. The boards were a great way of moving things on and getting people talking
- Soft drinks as well as wine please
- Orange juice as well next time please
  
- Can someone present this to the youth club – obviously in a different format (+1)
- FACE BOOK. Set up for young/wider audience
- There is something about how the village is for different age groups. At this meeting there is predominantly the middle/older age group. What would a teenage/twenties group say about exactly the same boards (i.e. community, environment, housing etc. Is it possible to get comments from them? (+1)
  
- Hanland’s walk on shops? LHHG – see also booklet in P.O.
  
- Continue to preserve and support the history and historic in the village
- Agree – Lympstone is a special place with a special atmosphere. Lets keep it that way – but find out what our community wants.
- Agree – be careful of the unique historic environment
- Leaflet on historic Lympstone walk – launch by treasure hunt

- I should be interested to explore my feelings about the military/Lympstone. Some sort of meeting/sharing of views/feelings might be useful. (Jenny Moon, after conversation with Neil Oliver)

Mark Robertson, Independent Facilitator on behalf of the Neighbourhood Plan Working Party:  
Rob Longhurst (Chair and Champion for Planning and Development)  
Anthony Garratt (Champion for Infrastructure)  
Don Mildenhall (Champion for Community)  
Helen Dimond (Champion for Environment)  
Peter Acca (Champion for Economy)  
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