

East Devon District Council – The New East Devon Local Plan 2006 to 2026 – November 2012

Lympstone Parish Council – Input

Lympstone Parish Council supports the excellent work contained within “The New East Devon Local Plan 2006-26” and gives broad support. Contained below are our inputs concerning specific issues where we believe greater clarification may be required or where our support for a Strategy/Policy is conditional. We also identify Strategy/Policy that we consider of such importance to be worthy of specific note.

1. Strategy 8 – Development in Green Wedges and 6.26

Lympstone Parish Council fully supports this strategy, 6.26 c) be more explicit. *“Land between Exmouth and Lympstone – a) land bounded by Courtlands Lane to the South and the BuAB on top of Highcliff to the North: Clay Lane to Longbrook Lane thence to the Wotton Brook and thence the BuAB to the south of Longmeadow Road and west of the A376 and b) land bounded by Wotton Lane, A376, Summer Lane and Hulham Road.”* We believe that this makes the boundaries clearer.

2. Strategy 22 – 5 Infrastructure b) Completion of Dinan Way

Lympstone Parish Council has no objection in principle to the extension proposal but would need to be satisfied on the following minimum requirements:-

- 1) The route(s) to be used must be the subject of a consultation exercise to cause the minimum environmental impact and be subject to a full sequential test. At this stage the Parish Council would prefer to see a Southerly route running parallel to Summer Lane.
- 2) It must be made quite clear in the Plan that the land either side of the route is still subject to the same Green Wedge conditions and as a consequence no building will be allowed along the route. (This was agreed, verbally, by the LDF panel – as was.)
- 3) Funds must be sought contemporaneously with this development to complete a “Lympstone Cycle Way By-Pass” from Sowden End to the Underhill Car Park.
- 4) The Avocet line upgrade to accommodate a 15min service must be completed to alleviate traffic on the A376 and mitigate the effects of this development. This work must include work to make a cycle way lane through the station to link with the existing cycle way at The Avenue and the extension proposed in 3).
- 5) Lympstone Station is a very poor facility and should receive an upgrade as part of this scheme.
- 6) Local work opportunities in Exmouth must not only be talked about but must be delivered to again mitigate commuting.
- 7) There must be adequate safeguards in place to prevent increased flooding in Lympstone down the Wotton Brook. Recent experience has shown that excessive water comes down Exeter Road and increases the flooding problem at the Saddlers Arms intersection.

3. 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 party 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.

4. Strategy27 – Development at larger villages

Lympstone Parish Council completed the Villages Development Plan Documentation in December 2012. In putting forward a list of preferred sites the Parish Council was mindful of three overriding criteria:

- a. the EDDC Sustainability Objectives
- b. the need to develop sites within the BuAB before considering those outside the BuAB
- c. the use of brownfield sites as a priority

The list balanced these priorities whilst fulfilling our objective of 40 new homes.

5. Strategy 35 Mixed and Affordable Housing Outside Built-up Area Boundaries

Lympstone Parish Council notes and endorses the changes created by this policy.

6. Strategy 44 – Undeveloped Coast and Coastal Preservation Area

Lympstone Parish Council fully supports this enhanced strategy

7. Strategy 50 – Infrastructure Delivery

Lympstone Parish Council waits with interest to see the details of this Strategy.

8. EN10 - Conservation Areas

Lympstone Parish Council is awaiting the outcome of the 2012 review of the Parish Conservation Area.

9. EN 21 & EN22 – Flooding

As a village constantly living with the threat of flooding both from the Exe and the Wotton Brook the Parish Council takes this issue very seriously. We endorse these policies whole heartedly.

10. Appendix C

Lympstone Parish Council do not recognise the figures attributed to the Parish – that is not to say we disagree with them rather they are presented without detail and we believe understate the true position.

“Past Completions 2006/7 to Sept 2012” = 4

“Net Commitments with PP at 30 Sept 2012 ” = 1