

Lympstone Neighbourhood Plan



A plan for the Parish to 2026

Document Production: - Lympstone Parish Council Working Party

Members:-

Cllr Rob Longhurst (Chairman)(LPC)

Antony Garrett (Resigned LPC)

Cllr Pete Acca (LPC)

Cllr Ben Ingham (EDDC)

Cllr David Atkins (LPC & EDDC)

Mrs Linda Lyon

Cllr Jenny Clark (LPC)

Mr Malcolm Lyon

Ms Helen Dimond

Mr Don Mildenhall

Cllr Richard Eastley (Chairman LPC)

Mr Hywel Parry-Jones

Additionally Mr Mark Robertson attended Working Party meetings in a professional capacity to support consultation and facilitate the maximum community input into the plan. He was not a voting member; his role was to be independent and challenging.

Proof reading:- Mr Clive Wilson and Cllr Terri Scott

Web Site: - www.lympstone.org

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Appendices

The Appendices to the Lympstone Neighbourhood Plan are extensive, over 75 pages; they are the detail backup to the plan. These can be found on the Lympstone web site at the following location:-

<http://www.lympstone.org/parish-council/lympstone-neighbourhood-plan-documents/>

Appendix A: – Housing Site Assessments

Appendix B: – Site Proposals Maps

Appendix C: – Glossary of Terms

Appendix D: – List of Neighbourhood Plan Policies

Appendix E: – EDDC Sustainability Objectives

Appendix F: – Project List and Process

Appendix G: – Supporting Lympstone Data

Appendix H: – Site Sustainability Assessments

Appendix I: – Consultation Statement

Appendix J: – Delivery and Monitoring Strategy

Appendix K: – Village Design Statement

Appendix L: – The Conservation Area Appraisal (2012)

Appendix M: – Large Scale versions of maps contained within the Plan

Appendix N: – Goodmore's Farm

Appendix O: – Exe Estuary Trail

Appendix P: – Strategic Environmental Assessment

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- **Our Community who have input and supported this Plan**

1. Introduction

- 1.1 The Lympstone Neighbourhood Plan (the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in April 2012.
- 1.2 The Plan provides a vision for the future of the community, and sets out clear planning policies to realise this vision. These policies accord with higher level planning policy, as required by the Localism Act. The Lympstone Neighbourhood Plan covers the period from 2014 up to 2026.
- 1.3 The Plan has been developed through extensive consultation with the people of Lympstone and others with an interest in the parish and is based on sound research and evidence. Details of the consultation have been recorded in a series of reports and an overall 'Consultation Statement', all of which are available to download from the Lympstone website (www.lympstone.org). This ensures that the Plan meets Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. A summary of the consultation is appended to this Plan.

A glossary of terms used in the Plan is at Appendix C.

How the Neighbourhood Plan fits into the Planning System

- 1.4 Further to an application made by the Parish Council, East Devon District Council approved the designation of Lympstone as a Neighbourhood Area on 16 October 2012. The Neighbourhood Area coincides with the Lympstone Parish boundary.
- 1.5 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations.
- 1.6 The Plan has given local people the power to decide *where* new housing and employment development should go, and how the parish should change. Without the Plan, East Devon District Council (EDDC) would make these decisions with much less local input.

Deciding Planning Applications

- 1.7 The policies of the Neighbourhood Plan will combine with those of the East Devon Local Plan to control development within the Neighbourhood Area.

How this Plan is organised

- 1.8 The Plan is divided into ten sections:
Sections 1 to 4 set out the background and a vision for Lympstone which sets out how the Parish should evolve
Sections 5 to 10 deal with Neighbourhood Plan Policies. The Plan also sets out Community Actions (CAs) which seek to support the overall vision and improve the quality of life in the Parish.
- 1.9 The Plan is accompanied by maps showing:
 - the planning policy areas
 - the locations of the allocated sites
 - footpaths
- 1.10 The Plan takes account of and is informed by supporting documents – the Evidence Base. These include the Delivery/Implementation and Monitoring Strategy, the Sustainability Appraisal and the Consultation Statement among other supporting documents. These as well as the maps referred to in 1.9 above can all be found on the Lympstone web site – www.Lympstone.org – under the banner Parish Council, Neighbourhood Plan.



2. The Content & Methodology

The Neighbourhood

- 2.1 Lympstone is more than a village – it is a parish. It is inevitable that much of the Plan will deal with the village of Lympstone where the concentration of people and issues reside, but it is important to include Upper Hulham Road, Higher Lympstone, Courtlands Lane and Sowden; all parts of our community. So the Neighbourhood Plan is for The Parish of Lympstone as shown on Map 1.

Our geographical setting is both a constraint and an opportunity. A constraint that we are a triangle of a parish bounded on the western side by the river Exe; we are geographically a small parish and our ability to expand is limited. But the Green Wedge and Coastal Protection status to our southern boundary help to protect us from coalescence with Exmouth and give us opportunity to retain our community identity and way of life.

In developing our Plan, however, we have considered our neighbours – Exton, Woodbury, Brixington, Hulham and Exmouth – they have an impact and reliance on us just as we have an impact and reliance on them. Finally we also have a very important, unique, neighbour in the Commando Training Centre Royal Marines – CTCRM. Whilst outwardly a self-supporting and independent community, many links lie between us beneath the surface. CTCRM is a major employer of civilian labour and many ex-Royal Marines and serving Royal Marines live within our community. The Officers and Married Quarters are a very substantial element of our community and our Primary School is approximately 1/3rd comprised of their children. Families remaining in Lympstone when their partners serve overseas have need of special assistance and services. So CTCRM is a very special neighbour.

The Parish Plan, The Lympstone Village Design Statement, The Conservation Area Appraisal

- 2.2 The Plan supersedes the Parish Plan (2009). The Conservation Area Appraisal by EDDC is currently being drafted after consultation. When

finished and ratified we anticipate that our Village Design Statement (2005) can be updated where necessary.

The Village Boundary Line Exercise

- 2.3 In the current Local Plan the village has a Built-up Area Boundary Line (BuAB). As part of the new Local Plan preparation parishes were asked to identify preferred sites where new building should go and what, if any, movements they would like to this boundary. Lympstone Parish Council completed this by the due date (early December 2012) with our then preferred list of development sites. This exercise has formed the backbone of Policies 5, Housing.

Our approach

- 2.4 In preparation for the Courtlands Cross Inquiry in January 2012 it became apparent to the working party that we had little guidance from local parish policy and that the Localism Bill gave us a positive opportunity to establish our own Objectives and Policies to the benefit of our community.
- 2.5 From the outset we have kept in mind five points:-
- Speed – the urgent need to have a Neighbourhood Plan in place
 - Community Involvement – a priority through focus groups and meetings
 - Audit – the need to ensure that all Objectives and Policies can be substantiated by an audit trail back to inception
 - Robustness – In putting forward an Objective, Policy or Action we have asked ourselves “Would we be able to defend it under legal challenge?”
 - Stakeholder Interest – Who are the stakeholders? What are their wants and needs? How can they be accommodated?

Consultation and engagement

- 2.6 It is not enough to consult and engage – it is essential that such action is documented. The Evidence Base and Consultation Statement (Appendix I) show our methodology, minutes, notes, meetings (formal and informal) focus groups etc. These demonstrate the width of engagement and how we identified issues and needs to produce the Objectives, Policies and Actions.



Map 1:- Map of Lympstone Parish – Our Neighbourhood Area – Source EDDC



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3. About Lympstone

3.1 Our History

Lympstone is a large village in a small parish on the eastern shore of the Exe estuary. Its heritage includes fishing, whaling, boat-building as well as lace making and farming. The village, even with modern extensions, has a tight-knit grain and feel, with a predominance of smaller houses. The varied architectural heritage includes 93 listed buildings, and is supported by our Village Design Statement. Beyond the village the parish extends inland and uphill to the edge of the pebble bed heath land.

Traditional ways of life have been replaced by working-from-home professionals, small-scale business services and commuting to nearby towns and CTCRM. Tourism is significant in modest ways, with a few dozen holiday cottages and the village centre is an established place to stop along the Exe Estuary Trail.

The parish presents a well-kept, easy-going and even affluent image, though this does not mean that all its residents are older or affluent. Lympstone remains a happily mixed community of young and old, large and small houses, single people and families, 'incomers' and 'locals' and this mix forms a basis for a balanced, sustainable community.

As a community we produce, print and deliver our own monthly magazine to every household in the parish, have a community website and have an uncanny knack for our collective effort to amount to something spectacular. This is proven by such events as the annual Furry Dance, huge Silver and Golden Jubilee parties and a dramatic response of over 650 protest letters concerning an unwanted development on the boundary of our parish.

3.2 Lympstone today

Lympstone parish occupies an area of just over 561 hectares and has a population of 2,046. This provides custom for 4 pubs, a convenience store, café, post office and hairdresser, and the parish is still surprisingly self-contained. Outside the main village a large garden centre and private school attract much traffic. The A376 crosses the parish and together with the Avocet Railway line is the main artery between Exmouth and Exeter.

At 3.6 people per hectare Lympstone is the most populated parish in East Devon and exceeds some small towns. This population is an increase of over 300 since 2001. Noticeably 79 of the 300 are in the age group 65+ and 72 in the 0-9 sector.

Age Profile –Lympstone ¹

Census year	Total population	0-9	10-19	20-35	35-49	50-64	65+
2001	1742	188	156	243	329	402	422
2011	2046	260	211	255	397	422	501

Since WW2 Lympstone has grown gradually, by a few dozen houses each decade; the growth envisaged in the EDDC Local Plan (excluding Goodmore's Farm) to 2026 is in line with this.



¹ 2001 Census Age (UV04) & 2011 Census

4. *Our Vision for Lympstone*

A good neighbourhood can be envisaged as a perfect plait – the three strands of community, structure and environment intertwined to form harmony. Each strand bears its weight evenly; each is essential to support the others. Should any one strand become outsized, weak or disentangled, the whole becomes diminished.

Our vision is to maintain the balance and proportion of what we have, growing the strength of our established and interwoven neighbourhood by embracing the gentle and constant interweaving of new and old elements.

Whilst accepting and recognising evolution and development, the community wish the parish to retain its unique and special character.

Lympstone will remain a community, where people want to live and work, now and in the future. The community will meet the diverse needs of existing and future residents, be sensitive to our environment, and contribute to a high quality of life.

To this end the parish through its Parish Council will encourage and support: -

- Sustainability of the parish and adopt EDDC Sustainability Objectives
- Values, principles, traditions and respect - in all activities by all parish bodies, cherish and promote these attributes
- Responsible development along with enhanced provision of amenities, activities and facilities
- Accessibility for all – maintain and improve transport, affordable housing and infrastructure
- Retention of our rural identity and independence from Exmouth, with no steps towards coalescence
- New development to be in line with the Village Design statement and all Objectives in the Lympstone Neighbourhood Plan.

Fundamentally this is a *community plan*; it reflects the community's aspirations and we must all take responsibility by holding our elected representatives to account, and, through individual and collective action, supporting them to achieve the Plan's Objectives.

Lympstone has a range of community groups, some quite formal within a national framework, and others less structured. These groupings have the potential to deliver many of the aspirations in the Plan. They are autonomous, but would benefit from the support of the Parish Council, including possibly some pump priming.



5. *Housing*

There are 949² dwellings in Lympstone, an increase of 100 since 2001. Just over half of this increase is accounted for by the development of Jackson Meadow where 52 dwellings have been built. This rate of development has felt “comfortable” although it has been more difficult to absorb the large scale development (for a parish) of 52 dwellings. The developments have on the whole been sustainable (within the EDDC Local Plan definitions). Within the current Built up Area Boundary (BuAB) defined in the East Devon Local Plan there are 814 dwellings (31st March 2012)

The parish has a broad mix of housing and household sizes, consistent with a well-mixed and vibrant community. Household size for the 2011 Census showed a distribution in line with the remainder of East Devon; the average is 2.31 people per household; however 246 people are living in single person households. A 10% increase in residents per dwelling since 2001 shows the impact of increasing numbers of young families – an important driver of what facilities the community needs.

The 2011 Census showed 64 properties (6.7%) to be either vacant or second residence/holiday homes – not a large number for such a pretty riverside community only 3hrs from London with a good train service.

Whilst below the overall East Devon figure (41.8% as against 47.1%) the “Owner occupied: Owns outright” figure is well above the figure (35.4%) for the South West Region and 30.6% for England as a whole. The proportion of private rented accommodation is however higher than for East Devon (19.4% as against 13.6%)

Since 2001 there have been two housing needs surveys carried out by independent assessors. Both showed a need within the parish for 11 affordable homes. The Churchill Court development of social housing (9 homes) went part way to satisfying this demand but only 2 were taken by people with local connections. In January 2013 a further development was agreed at Glebelands

² 2011 Census

South for 15 houses, of which 9 are to be affordable, as an Exception Site. Statistically this satisfies current local need for affordable housing.

The parish overall is served with good quality housing – though there is an urgent need for bungalows and smaller houses for the elderly wishing to downsize. Between 2001 and 2011 no homes have been built specifically to serve this section of our community.

For the period 2012 to 2026, in accordance with the Local Plan, the Parish Council through its Working Party has identified land, mainly within the village BuAB, to accommodate 40 dwellings (The Allocated Sites) - the methodology for this is set out on the Lympstone website and in background evidence. As required, allocated sites will accommodate at least 5 dwellings. Locations for a smaller number, for instance within gardens, may still come forward in addition to the allocations, as ‘windfalls’ but opportunities for these are limited. It should be noted that a further c120-150 houses are allocated at Goodmore’s Farm within the parish adjoining the boundary with Exmouth. These are excluded from our required target of 40 dwellings.

The slow and piecemeal development of communities is one of the characteristics of rural Devon. It provides a variety of dwelling types and opportunities for the local community to provide housing for the next generation

Following extensive consultation with the community, and using the methodology set out by East Devon District Council for assessing potential housing sites in villages, the Parish Council identified 6 preferred locations for development. The sites perform well against the sustainability criteria (see Appendix H for the methodology and criteria) and, with the exception of Lympstone Nursery and South Glebelands, all are within the existing Built-up Area Boundary. Of these six, two are unlikely to meet the minimum threshold of 5 dwellings (both have access constraints, one has a number of protected trees which reduce potential capacity and the other has planning permission for a single dwelling) so it is not appropriate to allocate them. The Parish Council has decided to allocate the remaining four sites for 40 dwellings. It should be noted that the Nursery Site is

extremely sensitive due to its position within the Conservation Area and proximity to nearby listed buildings, therefore any development there will be subject to a development brief and removal of existing visually intrusive structures. The BuAB amendment would be a line tight to the west of the existing greenhouses down to the main east/west sewer and bounded by the lane to the East and Church Road to the north. Any such development must not compromise the current open views in front of the church and will retain the prominent oak.

OBJECTIVE 1 – Housing Allocations: - Future development up to 2026 will be allocated on the following sites:



Policy 1

- Jackson Meadow (smaller) – 6 dwellings
- Jackson Meadow (larger) – identified as a site with planning permission (for 13 houses)
- Lympstone Nursery – 6 dwellings (a development brief will be prepared for the site)
- Glebelands South – identified as a site with planning permission (for 15 houses).

These allocations mean that the Local Plan's requirement for 40 can be satisfactorily met. There may be an opportunity to develop the Nursery Site for up to 9 dwellings but this will be subject to a development brief and consultation. Windfall developments within the Built up Area Boundary, usually of 1 or 2 dwellings, will continue to come forward within the Plan period in addition to these allocations.

Goodmore's Farm

The EDDC Local Plan includes an EDDC Allocated development known as "Goodmore's Farm" that primarily relates to the expanding needs of Exmouth. The detail behind this proposal is contained in Appendix N. This development proposal has been through the full EDDC Local Plan consultation process and therefore our Plan recognises and necessarily accepts this development. Our Plan focuses objectives on achieving as good a result as possible for the local Marley Hayes residents who vigorously oppose this development.

CIL/Section 106 funds, due to the Parish/Town, appropriate to the Lympstone section of land will revert to Lympstone Parish (in line with EDDC Policy) and housing within this land will be part of Lympstone Parish in respect of rates and precept.

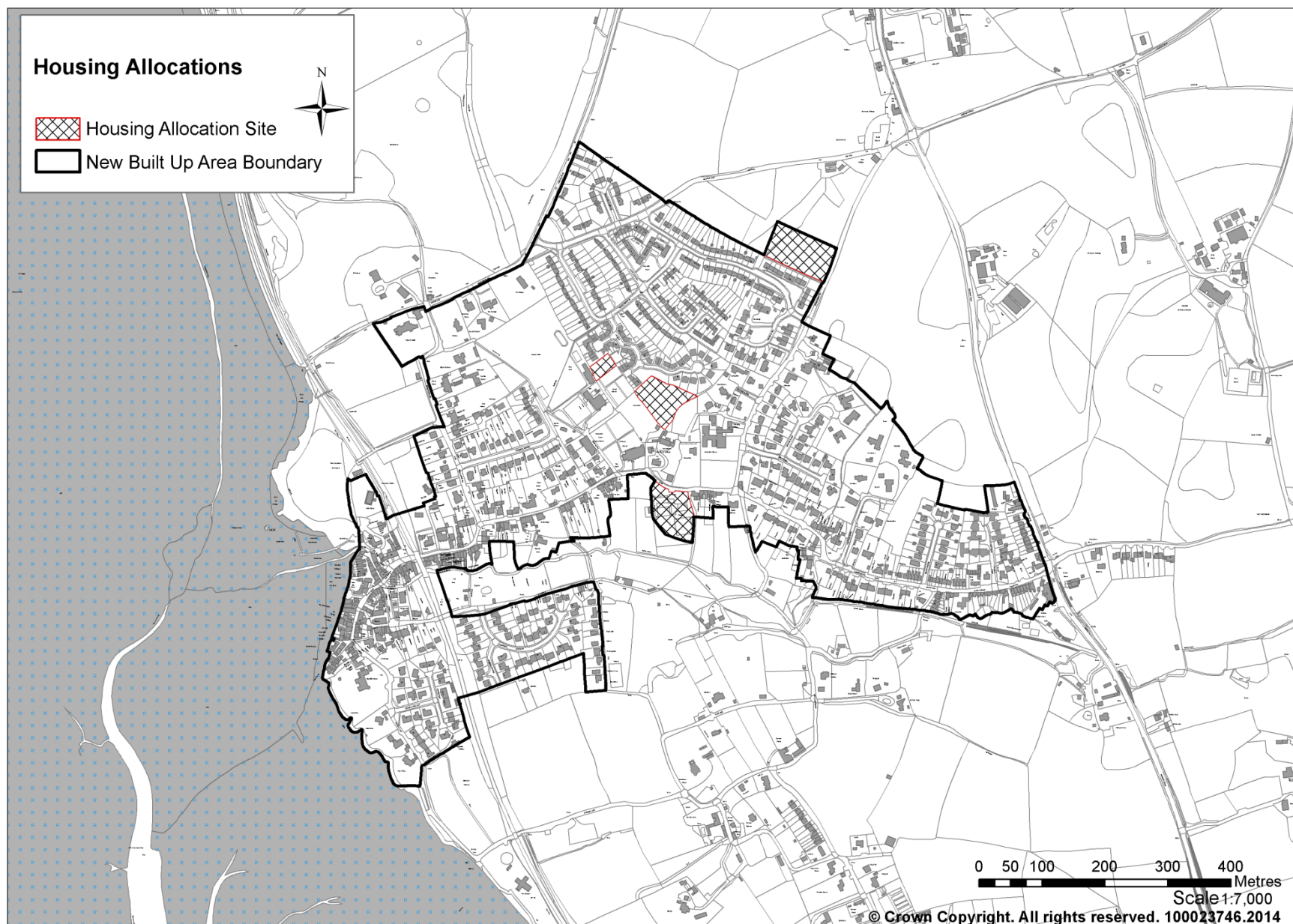
Affordable housing within this section of land must be considered as Lympstone when allocated in line with EDDC policy.

It would be highly desirable that the development as proposed be time aligned with the construction of the Dinan Way extension

CA 1 : — Goodmore's Farm: - To seek to ensure that the development of Goodmore's Farm benefits the Neighbourhood Area

Objective	Actions	Responsibility
The Parish Council will support Section 106/CIL funding being made available for robust and objective improvements to crossing places, off-road footpaths and bridle ways, specifically footpaths linking Dinan Way to Hulham Road and a bridle way parallel to Hulham Road from the Exe View junction up to The Common	Ensure the Developer is made aware of this Objective and it is included in the Parish Council's recommendations to EDDC	Parish Council and EDDC



Map 2:-Locations of Allocated sites – Source EDDC 17th November 2014



Location

It is important that new development is located sensitively within the landscape and, in the case of new housing and employment, as close to facilities and services as possible. This will reduce the need for car use and contribute to Lympstone's vision for a greener community. Lympstone is situated in close proximity to Exmouth and, whilst enjoying their relationship, residents of both communities are also keen to retain their separate characters and identities.

OBJECTIVE 2 - Location: - The community will retain its rural identity and resist coalescence with Exmouth.


-  Policy 2— Other than through the conversion of suitable rural buildings, the development of new isolated homes in the countryside will generally be resisted.
-  Policy 3 — Development will not normally be permitted within the Green Wedge or Coastal Preservation Area unless it can be demonstrated that no harm to the character or purpose of these areas will occur and development is:
 - Justified on agricultural, horticultural or forestry grounds; or
 - Within a residential or employment site curtilage; or
 - Justified on sustainability grounds; or
 - Will provide a community facility or recreation route.



Need

In order to support a balanced community housing should meet the needs of local people and not disproportionately weighted towards large, detached dwellings as has been the perception in recent years.

OBJECTIVE 3 - Need: - New housing will, first and foremost, be required to meet the needs of the Parish community.

-  Policy 4 — Subject to the other policies of this Plan, proposals that provide for a range of housing sizes, types and tenures, to ensure that all sectors of the community are catered for, will be supported.

There is particular need for:

 - Affordable housing
 - Two and three bedroom family homes
 - Single storey homes adapted for the elderly



Density & Scale

Modern Lympstone is very much a linear settlement and its character is derived by the way in which it has evolved from the dense and tight knit cottages at the water's edge. The medieval pockets of development further inland have been enveloped by later Victorian terraces forming a continuous ribbon of building stretching over a kilometre inland from the harbour. Behind this ribbon, particularly to the north, lie a number of more modern and much lower density estates. The Conservation Area Appraisal identifies "Many individual buildings of character, often in unusual juxtaposition, small-scale and intimate. This helps to provide a multiplicity of viewpoints, short vistas and widely varied enclosed spaces, in contrast to the expansive estuarine views occasionally glimpsed from within the village." To reflect these characteristics small, individual developments will be preferred, avoiding standard layouts and regimented designs.

OBJECTIVE 4 – Density & Scale: - To retain the community identity, developments must respect the character of the existing housing grain.

✚ Policy 5 —To reflect the character of Lympstone, small/smaller scale developments of fewer than 10 dwellings would be preferred

✚ Policy 6 —Density of housing will reflect the existing grain/density/pattern of surrounding development.

Design

The variety of architectural forms, details and materials contained within the community are important characteristics. Much intrinsic character survives, although there have been some large and incongruous post-1945 extensions to otherwise small dwellings and much of the post-war development is unsympathetic to the local vernacular. Also in some instances extensive loss of original frontage detail and roof materials has detracted from the Conservation Area. New development offers an opportunity to implement high quality design and the use of local materials to create buildings which the community will be proud of for many years to come. There is scope for innovative design in the right location. Detailed guidance as to how new development should be undertaken is set out in the Village Design Statement. The Statement provides a well founded basis for assessing new developments which will deliver positive improvements in the quality of local design by respecting the old, but not stifling high quality modern design. The Statement provides guidance not only for housing

developments but also commercial development and public spaces. Developers must demonstrate in their Design and Access Statements how their proposals for any development in the parish follow that guidance.

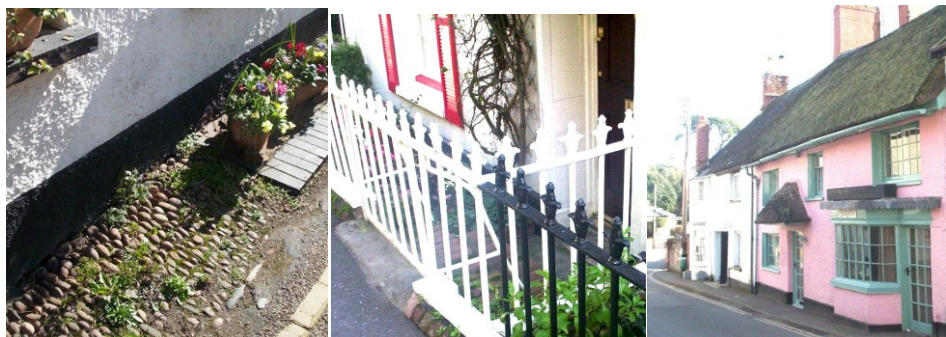
OBJECTIVE 5 – Design:- Development should be of high quality design and should be sympathetic to the character of the village

✚ Policy 7 — New development should follow the guidance set out in the Village Design Statement:

- New buildings should be of individual design that respects the local character. There is room for imaginative new design sympathetic to the traditional buildings of Lympstone
- New development should not interrupt the existing street line
- Plans should show how the close and informal juxtaposition of buildings which forms a large part of the character of the village will be reflected in new development
- Schemes for more than 5 dwellings should include more than one house type in order to maintain the variety of building that is characteristic of Lympstone
- Natural traditional building materials should be used for alterations and extensions to old buildings and preferably for new buildings.
- Roofs should be pitched unless there is a functional or aesthetic reason not to do so
- Boundaries adjoining roads or public footpaths should be defined in a traditional manner using stone or brick walls or native hedging, rather than close boarded fencing
- Roof lights should be avoided, particularly on front elevations, with small pitched roof dormer windows being preferred
- Street-lighting and furniture should be limited and unobtrusive.
- Carbon reduction measures, for instance solar panels or water heating panels are encouraged but should be sited discretely. Where they would feature on the front elevation or would be prominent within the Conservation Area, consideration should be given to mounting them at ground level
- Along Church Road and Longmeadow Road the further removal of boundary walls and the conversion of front gardens to parking areas should be avoided.

CA 2 : —Design; Existing design principles will not be corrupted by new building design

Objective	Actions	Responsibility
New building design must enhance the existing design	New development will follow the design principles set out in the Village Design Statement.	Parish Council and EDDC
Ensure that the Village Design Statement is relevant for 21stC	The Village Design Statement will be updated, once the Conservation Area Appraisal is formally accepted, and will be referred to EDDC for acceptance.	Parish Council and EDDC



Sustainability

OBJECTIVE 6 – Sustainability: - New development must contribute to the community objective of a greener and more sustainable existence.

- Policy 8 —All development proposals with the exception of the conversion of listed historic buildings should seek to have a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes (DCLG 2006) or in line with current national standards.

6. *Employment*

Economic Foundations

Events of the twentieth century changed the demographics and economy of the parish away from self contained fishing and agriculture. Three quarters of those in paid employment commute to work elsewhere. Service-type business activities dominate the economy of the parish now. Although the working population could support some form of light industry, infrastructure and other constraints do not easily enable this.

The Plan seeks to keep the opportunity for those who now work locally to continue to do so.



Existing Business Activity

The variety of business activity in the parish is quite remarkable. Of 97 business activities identified, there are only 5 limited companies and consequently sole traders/home workers dominate the business profile. Building and professional services are the predominant activities. 20 % of the building category is carpenters, suggesting that Lympstone's reputation for skilled ships' carpenters in the past has passed down through successive generations to the present. Home

workers providing professional services are the modern day equivalent of the lace makers of old - entrepreneurs who work at home to provide high value products. Businesses that rely on the knowledge economy already have a hold in the community and it is important that these thrive as technology improves and remote working becomes more the norm than the exception.

The retail and food & drink sector provide the basic needs of the community and have undoubtedly been given a fillip by the opening of the Exe Estuary Cycle Trail.

Consultation

The Parish Meeting to launch the Plan on 18 April 2012 encouraged attendees to consider four questions related to economic activity:

- How can the community best support its businesses?
- How can the community benefit from the Exe Estuary Trail?
- How can the parish benefit from new technology?
- Can we generate community-led business activity?

It is clear that businesses are most concerned about practical infrastructure matters, notably (lack of) fast broadband, (problems with) parking and for some (lack of) commercial storage space. Regrettably no proposals were put forward within the consultation for the allocation of business development sites.

Businesses were predominantly neutral about development issues. Retail and service businesses saw benefit from more houses in the community, providing they are located close to their premises.

The results from both these exercises can be found in the appendices supporting this document.

The Parish Council cannot drive the economy of Lympstone. This can only be achieved through the confidence and aspirations of individuals in the community and, depending on the type of business, the willingness of people in the parish to support them.

It is significant that information technology is of primary interest, the consensus being that an improved, faster broadband service will make a significant difference to current and future business activity. Three quarters of the community will receive access to superfast broadband in 2013.

CA 3 : —Technology: - Ensure that Lympstone is not compromised by the lack of technology infrastructure

Objective	Actions	Responsibility
A 3G signal will be available throughout the community.	Engage with communications network providers to improve mobile phone signal strength throughout the parish.	Lympstone residents and technology users; Parish Council.
A fast broadband service of at least 10 MB will be available throughout the community.	Encourage individuals and groups to request these services from their providers.	

Farming

Traditionally, farming was the primary business and source of income for Higher Lympstone; all land within the parish to the east of the church. Until recently, farmland west of the A376 was owned by farmers and their families. Farmland east of the A376 has been owned by estates and therefore run by tenant farmers. Over time the family run farms have become fragmented as land has been sold off and some of the tenant farms have also been split up.

The level and types of farming has gradually changed since the UK joined the Common Market, now the European Union. The Common Agricultural Policy and changing subsidies have led to these changes. The net effect for Lympstone Parish is that the small farms have become financially unviable to run as businesses.

Today farming in Lympstone parish includes cattle, sheep and mixed farming, reflecting the different grades of farmland throughout the Parish and how it can be put to use. All the farmland still in agricultural use within the Parish is run by tenant farmers. For the main, this is either as part of a larger business outside of the Parish or on a part time basis. Only one tenant farm continues to function in its own right. Much of what once was farmland is now given over to horses, stabling and contract grazing.

With the decline of farming in the community it would be advantageous to encourage alternative uses for land whilst at the same time preserving the rural identity.

CA 4 : —Rural Land Use: - Adapt local farming to the 21st Century in order to provide work opportunities

Objective	Actions	Responsibility
Keep agricultural land available for future food and energy production, whilst allowing for sustainable diversification in the short to medium term. Maintain green open spaces as a priority to retain the value of the landscape.	Resist planning applications that seek to encroach on agricultural land and put it out of future agricultural use.	Parish Council
Support low carbon projects and community supported agriculture.	Appoint a Parish Council 'champion' to liaise with any Local Landowner	
Promote and support local landowners and farmers in diversifying from traditional farming into 21C sustainable projects.	should a key diversification or new agricultural project be proposed.	

Small Business

Craft and service-type business activities, which dominate the economy of the parish, now, do not require large numbers of people. The lack of business premises is considered a drawback to business expansion.

OBJECTIVE 7 – Business Premises - Through the planning process encourage provision of small workshops and storage facilities for small businesses.

Policy 9 — Change of use from Residential to Business will be accepted for isolated developments within the wider Parish where they provide additional work opportunities and do not compromise the rural setting

Retail Sector

The parish has one garden centre, four pubs, one hairdresser, a post office and a general food store. These locations are significant employers in the Parish. In common with other rural communities the decline in numbers over the last 20 years has been lamentable and to the detriment of the community.

OBJECTIVE 8 – Retail Sector - Through the planning process encourage the retention and expansion of the retail sector of the community businesses.

Policy 10 — Change of business use will be allowed from retail to other uses if the proposal does not result in a reduction of employment opportunities.

The Parish Council will not support a change of use from business to residential unless:

- Economic unsustainability is proven
- The premises have been actively marketed for two years to seek alternative buyers
- The premises have been offered to any community development organisation at market value
- The change can be supported by other EDDC Plan policies



CA 5: — Premises: - Through the planning process significantly increase the number of small workshops and storage facilities for small businesses.

Objective	Actions	Responsibility
Encourage the provision of new small workshops and storage facilities to meet existing demand and that generated by new housing	Use the experience of other parish and town councils in recognising good practice in the support of local businesses. Appoint a Parish Council 'champion' to assist and liaise with any significant business ventures.	Parish Council and local businesses
Rural land use – Maintain the high quality rural environment whilst providing work and leisure opportunities.	Enhance the 'Business' page on the community web site to provide potential investors with information and guidance.	
The Parish Council will seek to encourage an allocation of small business units at Goodmore's Farm to be made available to Lympstone Businesses	Lobby with EDDC and Developer	Parish Council and EDDC

7. *Getting Around*

Lympstone is well served by public transport links. There is a twice hourly rail service to Exmouth and to Exeter with onward main line connections to London Waterloo and London Paddington – indeed it is possible to be at London Heathrow by 09.30 in the morning using the first train from Lympstone. The Avocet Line has recently been upgraded to a Community Line after a deal of work and lobbying by a very active rail users group (ALRUG). There are two bus services – the 57 along the A376 between Exeter and Exmouth and the less frequent 56 that comes into the village (Meeting Lane) and goes via Woodbury and importantly Exeter Airport en route to Exeter.

The recently completed Exe Estuary Trail connects Lympstone with Exmouth and Topsham. Whilst this is promoted as a sustainable means of transport for pedestrians and cyclists in truth it carries modest commuter traffic – with only 3.5% of workers cycling to work from the parish (up from 2.3% in 2001). The Trail is a well used and important recreational facility.

The majority (41% in 2011) of people travel to work by car – up 2.7% from 2001 – and car ownership at around 1300 cars and vans is nearly equal to 1 car per head of adult population. Given the narrow winding lanes of the parish with less than 0.5km of pavements it is not surprising that parking and traffic speed figure high in the community's concerns.

The average number of vehicles per household is 1.46 up from 1.37 in 2001; of the total vehicles around 200 are normally parked in car parks or on the public highway.

The parish has 6km of public footpaths. These serve as important and safe, “cut throughs” from home to shop/school/transport etc. Most of these are ancient and of poor surface standard, however there is a counter argument that this is part of the charm and character of the community which would be lost if surfaces were upgraded.

Traffic

Lympstone's attractiveness and prosperity brings increasing traffic. The A376 is a major artery and at or above capacity at times but DCC Highways has no intention of completing a relief road (as proposed in the 80's). Village and parish roads are narrow and unfit for additional traffic or large vehicles. Parking is a further issue in the older parts of the village. The increase in use of the Exe Estuary Trail has brought many more cyclists into the village core, without appropriate management measures being funded by Devon County Council.

Throughout the parish traffic speeds are seen as too high; despite requests for a 20mph speed limit within the village DCC Highways maintains that there is a lack of empirical evidence for this; Wotton Lane remains derestricted; Hulham Road continues to gain use as rat run to Woodbury and Exeter and has only limited restriction.

Development in Exmouth and especially at Goodmore's Farm will increase the need for the Dinan Way extension (to join the A376 between The Saddlers and Courtlands Cross); this new road is part of DCC's Highways strategy.



CA 6 : — Traffic: - Traffic through the parish must be managed to reduce speeds and increase public safety


Objective	Actions	Responsibility
Promote and support traffic management measures to reduce speeds and increase public safety.	Support new development only where it can be demonstrated that it will not place undue pressure on the existing road network. If necessary off site mitigation will be required.	Parish Council and Devon County Council
	Traffic management and speed reduction measures will be sought wherever they are deemed necessary.	Parish Council and Devon County Council
	In managing traffic, account of the special rural character of the community will be taken to avoid excessive road markings and signage.	Parish Council and Devon County Council

Parking

Car parking in the village has become a serious problem. Increased car use and more visitors have led to a shortage of available spaces. In particular, the village centre and car park, School Hill, Jackson Meadow and the eastern end of Longmeadow Road have capacity problems.

The Plan acknowledges that public transport is available and that, although most households now have one or more cars, some housing, for instance sheltered accommodation, will not generate much demand for parking. For this reason, the Plan requires off road car parking to be provided for all new development based on the number of bedrooms being provided.

OBJECTIVE 9 – Parking: - Increase parking capacity within the village

 Policy 11 – New Developments should provide off-road parking spaces to ensure that pressure on limited existing parking is not increased. 1 bed properties should have 1 parking space; 2 or more bedrooms should have a minimum of 2 spaces

CA 7 : — Parking:- Increase parking capacity within the village

Objective	Actions	Responsibility
To increase the amount of car parking available and reduce the amount of on-street parking where this causes safety issues and congestion.	Seek additional car parking capacity in the village centre.	Parish Council and East Devon District Council
	Follow up approach from EDDC to take over the operation of the Underhill Car Park. Examine its viability and potential to improve its effective use.	Parish Council and East Devon District Council



The Exe Estuary Trail

The Exe Estuary Trail passes on-road through the community and has made already narrow and congested streets even busier, with resulting safety issues. Resolution of these concerns was the most important issue for consultees in the June 2013 consultation. There should be a different route past the village (using Network Rail land) for through cyclists including commuters, together with upgraded traffic management along the on-road section of the Trail. The benefits of the Trail to village businesses and public leisure are accepted.

CA 8 : — Exe Estuary Trail: - Ensure the long term sustainability of the Trail through Lympstone

Objective	Actions	Responsibility
Maximise the social and economic benefits to the community whilst at the same time minimising the safety risks and other negative impacts.	Lobby, discuss, plan and secure with DCC, Sustrans, Network Rail and other parties an alternative route for the trail alongside the railway line from Lympstone Village Station to Sowden End Bridge with clear access points to the village.	Devon County Council, Parish Council, community and action groups
	Work with DCC to provide better traffic management on The Strand, Cox's Hill and at Sowden End.	
	Work with local businesses to ensure facilities available in the village are clearly advertised at the access points to the village.	
	Develop and implement a methodology to monitor the effectiveness of these actions.	



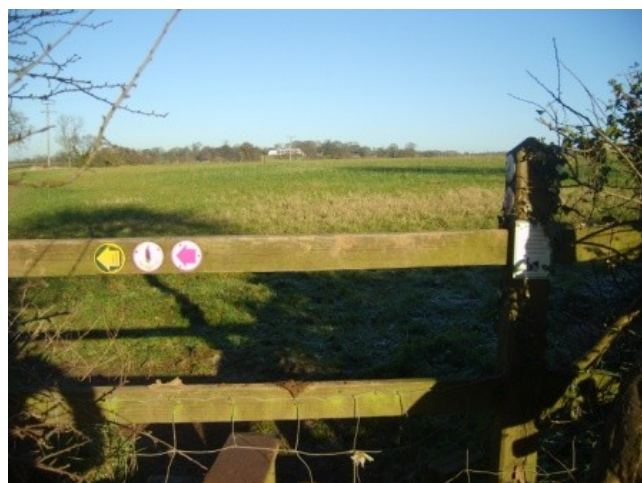
Paths, Footpath and Pavements

The parish has a good network of footpaths covering some 6km but several of these become quagmires in winter and overgrown with vegetation and nettles in the summer. There are also many stretches of village streets with narrow or no pavements. To encourage people to walk to the various village facilities this network needs to be made more user friendly; improvements to surfaces may be appropriate. Extension of the footpath network in Lympstone will be sought and encouraged.

New developments should be well-linked to and by footpaths, a path from Jackson Meadow to the school should be built to remedy the under provision when new houses were built there.

The Wotton Valley is an attractive landscape and already has footpaths through it linking it to other parts of the village. It forms an important green corridor the length of the village as well as providing land for flood alleviation, and may offer scope for opening additional paths on a permissive basis. Local opinion supports a new footpath or pavement as part of any Goodmore's Farm development linking Dinan Way and Kings Garden Centre. There is also local support for a new footpath or better still a bridle way to run parallel to Hulham Road from the Exe View junction up to Lympstone Common.

A map of the existing footpaths can be found in Attachment M.



CA 9: — Footpaths; the existing series of footpaths within the Parish will be maintained and where necessary increased.

Objective	Actions	Responsibility
Maintain and improve footpaths within the context of the current urban and rural character.	Create new permissive footpaths as opportunities present themselves.	Parish Council and Devon County Council
	The Parish Council will appoint a "Footpath Warden" to monitor the condition of all footpaths in the Parish. The Parish Council will take up with the appropriate stakeholder(s) any remedial action required.	
	Establish a footpath between Jackson Meadow and the village (near to the church).	Parish Council
	Explore the practicality of and pursue the development of a footpath from Dinan Way to Kings Garden Centre, and a bridle way adjacent to Hulham Road.	Parish Council and Devon County Council

Dinan Way Extension

The Devon County Council Local Transport Plan 2011-2026 has an objective *“Avoid traffic currently using inappropriate residential streets and narrow lanes when travelling between the A376 and areas towards the east of Exmouth. Improve the scope for better bus operation”* – this is the Dinan Way Extension. Our Plan recognises and necessarily accepts the proposal to build the extension of Dinan Way to the A376. It focuses objectives on achieving a good result from this road building, in terms on minimising landscape impact and potential flooding by design and siting of the road.



CA 10: — Dinan Way Extension: - Minimise the detrimental effects to the environment and character of the local landscape

Objective	Actions	Responsibility
The route of the Dinan Way Extension will follow the Upper part of the Wotton Valley on the (south) Exmouth side.	Identify this as the preferred route in future discussions	Parish Council and Devon County Council
The road will only be a transport link. It will not form the basis for ribbon development either side which would cause coalescence between Exmouth and Lympstone.	Resist any proposals that would result in development along the route or accesses off it. Promote strong landscaping to reduce its impact on, and reinforce the rural character of, the wider landscape setting	Parish Council and Devon County Council
The road will have a strong landscape character with bunds and planting to help it blend into the landscape. Street lighting will be kept to minimum.		
Improve station facilities and Avocet line utilisation to reduce the need to use the A376 for private car journeys.	Upgrade to a 15min service (See CA11).	Parish Council and Network Rail
Reduce commuting from Exmouth and Lympstone to Exeter.	Support and deliver local work opportunities in Exmouth and Lympstone.	Parish Council and EDDC
In line with sustainable transport policy, Include a cycle way/bridle way alongside the new road.	Safety measure and promotion of sustainable transport.	DCC Highways

Railway

The community is very fortunate to be served by a good train service running to Exeter and Exmouth. This provides a quicker and more reliable peak-hour route to Exeter than the A376 and has potential to alleviate some of the parking and traffic issues in the village. Currently the station facilities are basic and merit improvement, with provision of a better shelter and a ticket machine. The train service is less frequent on Sundays, but with proposals for improvements. The Plan endorses the work of ALRUG to achieve these and other improvements for passengers.



CA 11 : — Railway: -Improve the frequency and quality of service on the Avocet Line

Objective	Actions	Responsibility
Improve the frequency and quality of service on the Avocet Line.	Encourage greater use of the railway directly and through the support of ALRUG.	Parish Council and Devon County Council
Improve station facilities to encourage greater use by the local community.	Upgrade the village station with better waiting, ticketing and surveillance facilities.	Network Rail and train operating company

Bus

The community is fortunate to be served by two bus links. The 57 Service runs along the main Exmouth to Exeter Road. It has shelters, but there is some perceived inconsistency in service by users within the community. The 56/56a service running between Exeter and Exmouth via Lympstone Marine Estate, Woodbury and Exeter Airport is also important, but is not very frequent.

CA 12: — Bus: - Improve transport infrastructure within the community and to neighbouring communities.

Objective	Actions	Responsibility
Encourage greater use of both bus routes by the community.	Every opportunity will be taken, in conjunction with any housing developments or road improvement works, to improve access to both routes.	Parish Council, Devon County Council and Bus Operator
	Frequency and timeliness of both routes will be reviewed annually.	
Support initiatives by local groups to engage with local transport operators to implement a more frequent and widespread service particularly on Route 56/56a.	Bus links to Exeter and Exmouth will be maintained and improved as a sustainable means of transport for the community.	Parish Council and Bus Operator

8. Community, Leisure and Wellbeing

Lympstone's community is a vigorous and energetic one. The traditional life of the community has been enriched by many incomers over the years, bringing different experience and an energy for activity. It has an exceptional number of groups, clubs and societies. It also has an easy-going manner where casual conversations in the street, shops or pubs are a strongly positive aspect of daily life.

As Lympstone prepares to welcome more new residents, it is important that actions are considered and taken to sustain the positive aspects of community life and enhance it further.

A parish works best as a community when it is tight-knit, with houses close together and close to village facilities. This should also drive housing policy, as should resistance to suburbanisation and coalescence with Exmouth.

CA 13: — Balanced community: The diverse and balanced population of the village will be maintained since this creates a dynamic sense of 'community'.

Objective	Actions	Responsibility
To maintain a diverse and balanced community.	Provide a range of housing types and tenures, meeting local needs.	Parish Council and East Devon District Council
Maintain tight-knit structure of Lympstone (see Objectives 3 & 4).		

The 'village' nature of our community should be defended. This means having enough shops, pubs, meeting places and community facilities to meet community needs and to reduce the requirement to travel further.

CA 14: — The 'village' nature of Lympstone will be defended and maintained. Local facilities: Local retail and meeting facilities meet an important need, especially for older people, and should be supported

Objective	Actions	Responsibility
Continued provision of community amenities (retail, pubs and meeting places).	Supported by public policy; changes of use will be resisted.	Parish Council and Community Groups
Establish community enterprises.	Support community enterprises in order to retain these essential services.	

The community benefits from diversity, in age, background, employment and interests - so it is important that this is sustained. As part of this it is also important that both young people setting up home and older people wishing to downsize can afford to stay in the community, and this should be a driver of housing policy.



Our focus groups made it clear that more facilities and initiatives – to meet general needs or the specific needs of particular groups e.g. children and young people - are needed in order to ensure that the community continues to thrive and develop.

CA 15 : — Retain and develop strong community groups and to help them develop

Objective	Actions	Responsibility
Ensure financial viability of community groups.	Parish Council spending will be directed to build effective community groups.	Parish Council and Community Groups
Establish a new community volunteer service.	Encourage Estuary League of Friends to extend their services to Lympstone.	
Promote existing community groups and services.	Use the community website and Lympstone Herald to facilitate cohesion, awareness and participation.	

Lympstone's health may be better than the national average, with 83.8% saying they are in good or very good health (nationally 81.4%). There is a significant proportion of older and very old people (3.6% aged 85 or older vs. 2.3% nationally), 26% of households have a member with a long-term health problem (nationally 25.6%). 267 people provide unpaid care (19% of the adult 16-74 population do this). Lympstone has 340 households where no one is in employment (38.4%, above the national figure of 33.3%) and 40% of households with children, showing the importance of both young families and the retired in our community.

CA 16 : — Wellbeing : People in the parish will be find it easy to get support and facilities to help them remain healthy

Objective	Actions	Responsibility
Retain the village surgery.	Maintain close working relationship.	Parish Council and Claremont Medical Practice
The provision and use of sport and exercise facilities for use by people of all ages.	Direct grant funding to the provision of sports facilities.	Parish Council
Easy access to fitness and wellbeing schemes.	Ensure Lympstone is at the forefront of any government initiative.	Parish Council and East Devon District Council



Lympstone supports a wide range of leisure activities for all ages and interests – active, passive and informative. These should be fostered and supported by community actions.

CA 17 : — Leisure: People in the parish will benefit from a wide range of leisure activities

Objective	Actions	Responsibility
Improve the range of leisure activities through clubs and societies.	The Parish Council will encourage leisure provision, particularly through minor grants and communication.	Parish Council
Reduce the need to travel for the provision of facilities.		
Retain and develop Lympstone@play and Lympstone Youth Club.		
Provision of a new Football/Cricket field with attendant facilities.	Work with local landowners to find suitable land.	Parish Council and Lympstone Football Club



Lympstone is well served by an active and thriving Primary School and Preschool. The development of these should be supported by community actions.



CA 18: — School and Preschool: The parish will be well served by primary school and preschool provision.

Objective	Actions	Responsibility
All parish children should be able to attend the preschool In Lympstone.	Priority in placement into the village school will be given to children from within the designated area.	Parish Council, Preschool providers
All children within the Lympstone Primary School designated area should be able to attend the school where there is sufficient capacity and where additional capacity can reasonably be provided.		Parish Council, School Governors, Devon County Council
The Village Hall will continue to play an important part in the provision of facilities for preschool and Primary School.	Provide an adequate long term stream of funding.	Parish Council, Village Hall Management Committee, preschool providers, Lympstone Primary School

CTCRM

The community recognises the special and significant role of the Commando Training Centre Royal Marines (CTCRM). We also recognise the needs and pressures placed on families when members are abroad on active service. Actions are needed to strengthen community support for this group

CA 19: — CTCRM – Maintain the “Special Relationship” between CTCRM and Lympstone community.

Objective	Actions	Responsibility
Maintain an on-going dialogue between the Parish and CTCRM.	Close liaison will be maintained between the Parish Council and CTCRM and any CTCRM social organisations within the Parish.	Parish Council, CTCRM
Include CTCRM and their families into the community.	Actively encourage and invite them into our community.	Parish Council, Community Groups
Maintain easy communications between families and serving members.	Give priority of communication access.	Parish Council, CTCRM



9. Environment, Sustainability and Design Quality




Climate Change

There is strong evidence that the climate is changing. Scientific evidence suggests that this is a consequence of past and ongoing greenhouse gas emissions. The outcome is predicted to be hotter summers and warmer wetter winters. 2012 was the wettest year on record. The extended periods of rainfall in November and December showed the flooding problems in the village are likely to become more serious and frequent if no action is taken. It is expected that the sea level will rise at an increasing rate. By 2060 the Environment Agency expects sea levels to be at least 230mm higher than they were in 1990. The government is committed to a radical reduction in greenhouse gas emissions. This involves all of us living in a more sustainable manner.

The effects of climate change can be mitigated at a local level by ensuring that new development is designed in such a way that it is carbon neutral and does not increase the risks of flooding; and reducing greenhouse gas emissions by providing greener transport options. The community consultations indicated strong support for providing more renewable energy from solar power and improving public transport. There may be scope for community provision of energy and this should be researched further.



OBJECTIVE 10 – Climate Change - New development is designed in such a way that it aspires to be carbon neutral and does not increase the risk of flooding

-  Policy 12 – Where appropriate, development should take into account landform, layout, building orientation, massing and landscaping to minimise energy consumption
-  Policy 13 – Development comprising the use of renewable and low carbon energy sources will be supported where it does not harm the character and appearance of the Parish and the landscape
-  Policy 14 – Development should not increase flood risk. The use of sustainable urban drainage schemes and permeable surfaces for parking areas and other hard landscaping will be supported. Where appropriate, design and access statements should include a flood risk statement

CA 20: — Climate Change; New development is designed in such a way that it aspires to be carbon neutral and does not increase the risk of flooding.

Objective	Actions	Responsibility
Reduce car usage through the provision of better public transport and the establishment of a car club and/or car sharing scheme and cycle parking provision.	Promote these developments.	Parish Council

Flooding

Flooding has always been a serious concern with the last major floods in 1960. Following these a new flood defence scheme was put in place to protect from the Wotton Brook. This is now showing signs of age.

A new coastal flood defence system was put in place in 2006 and this is likely to be adequate for the period of this Plan.



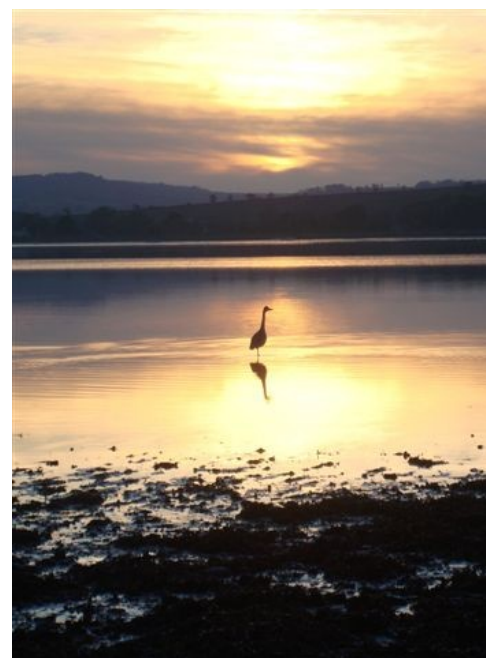
CA 21 : — Flooding; the risk of flooding in the lower village and along the Wotton Valley must not be increased

Objective	Actions	Responsibility
Where possible measures will be taken to reduce flood risk below the 2013 level.	A Flood Risk Assessment will be carried out for flooding from the Wotton Brook and a 2013 baseline established.	Parish Council & Environment Agency
	This Assessment will be repeated every 5 years. The results of the Assessment and the required measures to maintain the flood risk at the 2013 level will be reported to the community and actioned by the Parish Council.	
Increase attention to the risk of flooding.	The Parish Council will maintain two Flood Wardens to patrol the Wotton Valley and report on any blockages within the Wotton Brook that could lead to flooding.	Parish Council & Environment Agency
All drains and gullies in proven risk areas will be given "high risk" status.	Take measures to monitor the cleanliness of all drains and gullies and report all blockages to Devon County Highways for clearing.	
New building development (including roads) must not be allowed to contribute to flood risk.	All new developments will be assessed and through the planning process measures will be taken within their plans to ensure they do not contribute to the flood risk.	Parish Council & Environment Agency

The Natural Environment

The Exe Estuary is an internationally important site for wintering birds and is both a Ramsar site and a Special Protection Area (SPA). Part of Lympstone Common is within the Pebble Bed Heaths Special Protection Area designated for its importance as a habitat for Nightjars and Dartford Warblers. It is also within the East Devon Area of Outstanding Beauty (AONB) because of its landscape quality. The gently rolling agricultural land within sight of the estuary is designated a Coastal Preservation Area. This land also forms the vital Green Wedge separating the community from Exmouth. The Wotton Valley is a tranquil area with limited access in its upper reaches, bounded to the south by Summer Lane and the Grade

I listed A La Ronde with its Grade II registered historic garden.



The Exe estuary and the Pebble Bed Heaths are subject to national policies of protection. However the attractive rolling landscape to the south and the east of the parish has much more limited protection and yet is equally important to the setting of the community and maintaining its separation from Exmouth. The East Devon Way runs from Sowden End up across these fields and is a valued walking route. The setting and outlook from this route must be protected. The objective is to protect the open character of this land and its continued use for agricultural purposes. There is also scope for

management of the land in conjunction with the work of the National Trust at Lower Halsdon Farm to improve the habitat for birds such as the curlew. The

Community consultation showed support for protecting the Green Wedge, wild life habitats and the route and views from the East Devon Way.

CA 22: — Natural Environment; protect the open character of the land within the Parish, and maintain the “special designation” areas that enforce this objective.




Objective	Actions	Responsibility
Within the open countryside of the Parish any new hedgerow planting should be of native species only.	Attempt to action by discussion with any land owners or developers	Parish Council
Important woods and copses and significant individual trees will be retained and maintained	Utilise TPOs where necessary	
The setting of the East Devon Way will be protected and where possible improved by traditional management of the land	Monitor compliance and adhere to EDDC Policy	
The “Coastal Protection”, “Green Wedge”, “AONB” and “Pebblebed Heath” polices of EDDC will be strictly followed by the Parish	Monitor compliance and adhere to EDDC Policy	

Important Open Space

Lympstone is fortunate in having green open space in the heart of the village. Candy's Field has a play area for younger children and a Multi Unit Games Area (MUGA) for older children as

well as some fine specimen trees. Cliff Field and Avenue Field are owned by the National Trust and managed by the Parish Council. Cliff Field accommodates the football pitch and has a much used footpath around its perimeter. It is fringed with trees along the cliff edge but as the cliffs erode these are likely to disappear. Together with Avenue Field it is a very popular area for exercising dogs. The community consultation showed how much these public open spaces are valued. Mill Field is part of the flood plain of the Wotton Brook but together with the Nursery Field is important for the open view of the church. Lympstone Common is open Common Land neighbouring Woodbury Common with traditional Commoners Rights. In all “green space” accounts for 57.3% of the parish land³

OBJECTIVE 11 – Open Space: retain all current public open spaces and seek to extend them where possible.

-  Policy 15 – The existing publicly owned open spaces – Cliff Field, Avenue Field, Candy's Field, The Green and The Rag will be retained along with Lympstone Common
-  Policy 16 – The Heathfield Allotments will be retained.
-  Policy 17 – The Nursery site will be developed as an “Enabling Development” and in so doing create a new “village green” on the land opposite the church. This will be the subject of a “Development Management Brief” and an agreement between the Parish Council and the Landowners.

³ Land Use Statistics (Generalised Land Use Database), Jan05

CA 23: — Open Space; retain all current public open spaces and seek to extend them where possible.

Objective	Actions	Responsibility
To retain and improve upon the existing open spaces and allotment provision.	Development of land adjacent to the Wotton Brook will be resisted.	Parish Council



Historic and Built Environment

The present Conservation Area extends from the early settlement around the harbour to Lympstone House and includes the Mill and the open space between this and the Church. A large part of the character of the older settlement is due to the intricate and varied street scale with views changing rapidly and glimpses of the water through the narrow alleyways. At the eastern end there are some fine specimen trees. There are some 93 listed buildings in the Parish ranging from the grander houses

such as Hayes Raleigh to humbler terraced cottages and the phone box outside the Swan. Along Church Road and Longmeadow Road the houses were originally separated by fields and orchards which, with the exception of the Nursery Field have all been developed. This makes this field with the view from the Mill across to the Church particularly precious. Post war development has largely taken place to the north of the village with the two exceptions of the Underhill and Highcliffe estates.

The District Council has prepared a Conservation Area Appraisal which proposes an extension to the present Conservation Area to take in the historic properties along Longmeadow Road. It also sets out management policies for this enlarged Conservation Area. The listed properties are protected by national legislation.

CA 24 : — Historic and Built Environment; Maintain the high quality historic and built environment of the community

Objective	Actions	Responsibility
To retain and extend the existing Conservation Area.	The existing Conservation Area will be retained.	Parish Council
	EDDC will be requested to complete the formalities for extending the Conservation Area to include the properties along Longmeadow Road and the land immediately to the East of the church "The Orchard".	
To protect the character of the listed buildings within the Parish.	Listed buildings will be protected and proposed alterations critically examined by the Parish Council in any planning applications to ensure conformity with the Village Design Statement.	



