



**A Development Brief
for
Lympstone Nursery Site, Lympstone**

Prepared for Lympstone Parish Council

by Architectural Thread . May 2014

CONTENTS

CONTEXT & HISTORY

- 1.0 Introduction
- 2.0 Outline Principle of Potential Development
- 3.0 The Development Brief & Consultation
- 4.0 Description of the Site
 - 4.1 Setting & Context
 - 4.2 Conservation Area & Statutory Protection
 - 4.3 The Nursery Site Within the Context of the Conservation Area
 - 4.4 Specific Site History

ASSESSMENT OF HERITAGE VALUE

- 5.0 Values and Significance
 - 5.1 The Need & Value of Assessment
 - 5.2 Context of Assessment
 - 5.3 Assessment of Significance
 - 5.4 Evidential Value
 - 5.5 Historical Value
 - 5.6 Aesthetic Value
 - 5.7 Communal Value
 - 5.8 Existing Compromises to Heritage Values & Significance

DESIGN GUIDANCE

- 6.0 Aim
- 7.0 Principles of Development
 - 7.1 Allocation and Location of Use within the Site
 - 7.2 Housing Density and Mix
 - 7.3 The Village Green
 - 7.4 Church Parking Provision
 - 7.5 Highways Issues
 - 7.6 Complementary School Parking
 - 7.7 Community Connectivity and Safety - a New Pedestrian Route
 - 7.8 Highways Consultation
 - 7.9 Access Parking and Pedestrian Considerations
 - 7.10 Constraints and Opportunities
 - 7.11 Siting Constraints
 - 7.12 Layout Options
 - 7.13 Design
 - 7.14 Lympstone Materials
 - 7.15 Form and Composition
 - 7.16 Detail

DESIGN GUIDANCE cont.

- 8.0 Sustainability
- 9.0 Health and Wellbeing
- 10.0 Landscape and Ecology
- 11.0 Archaeology
- 12.0 Water Supply and Surface Water Drainage
- 13.0 Foul Drainage
- 14.0 Utility Services
- 15.0 Summary of Site Specific Opportunities and Constraints

POLICY GUIDANCE

- 16.0 Planning Policy Context
 - 16.1 National Planning Policy Framework (NPPF)
 - 16.2 Adopted East Devon Local Plan 2006
 - 16.3 New East Devon Local Plan (2006-2026)
 - 16.4 Villages of East Devon Development Plan Document
- 17.0 Material Considerations
 - 17.1 5 Year Housing Land Supply
 - 17.2 Lympstone Neighbourhood Plan
- 18.0 Summary
 - 18.1 Planning Summary
 - 18.2 Summary of Development Potential
 - 18.3 S106 / Community Infrastructure Levy / Affordable Housing
 - 18.4 Validation Requirements
 - 18.5 References

CONTEXT & HISTORY

1.0 INTRODUCTION

1.1 This development brief has been prepared for:

Lympstone Nursery Site, Church Road, Lympstone.

It identifies the land use, heritage and planning considerations, in respect of the development potential of part of the Nursery site, to provide a small number of sustainable new dwellings within the village and the long term use of adjacent land as public open space.

This Brief supports the identification of the site in the emerging 'Villages of East Devon Development Plan Document' (DPD) and also the Lympstone Parish Council Neighbourhood Plan.

1.2 Lympstone is a small Devon parish located on the eastern shore of the Exe Estuary, north of Exmouth within the district of East Devon.

1.3 The whole Lympstone Nursery Site is an area of land, approximately 3.4 acres, located to the eastern side of the historic core of Lympstone - inland from the Estuary.

See plans below

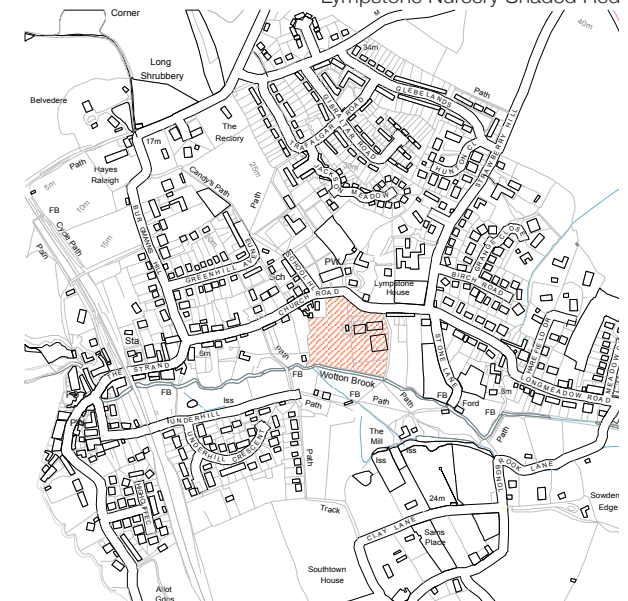
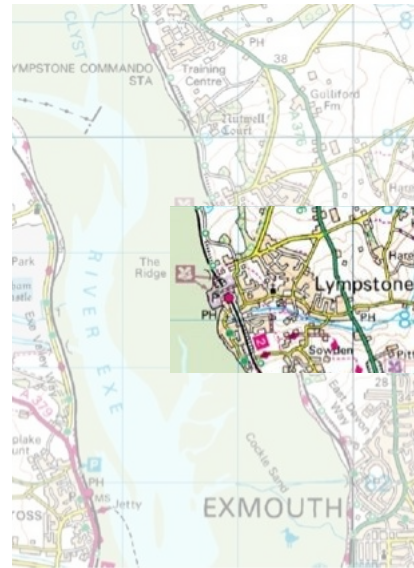


Fig. 1
Site Location Plan
Lympstone Nursery Shaded Red



Reproduced from Ordnance Survey map data by permission of Ordnance Survey © Crown copyright 2013.

2.0 OUTLINE PRINCIPLES OF PROPOSED DEVELOPMENT

- 2.1 Within the site identified on the Location Plan (fig 1) it is highlighted that the whole Nursery site is not intended for potential development.

The Eastern side, with existing glass-houses, poly-tunnels and associated hard-surfacing, is the only area identified as having the potential for development.

- 2.2 Therefore, in outline, the proposed changes of use investigated within this brief are as follows:

-  Area identified for residential development in the emerging Neighbourhood Plan
-  Area identified for Village Green / amenity space subject to the residential development of the adjacent land

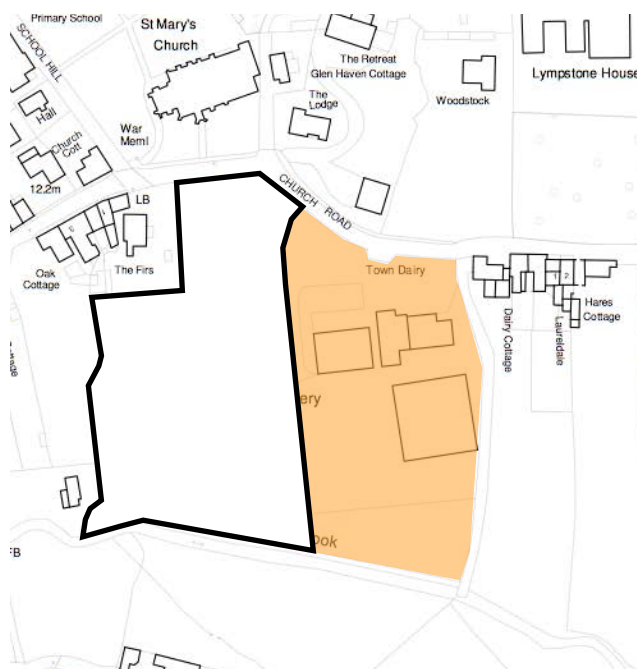


Fig. 2
Outline Site Proposals

3.0 THE DEVELOPMENT BRIEF & CONSULTATION

- 3.1 This Development Brief has been commissioned by Lymington Parish Council as a Supplementary Planning Document (SPD) to expand on the Local Neighbourhood Plan and Planning Policy. A SPD is one of the material considerations that can be taken into account when determining an application for planning permission in respect of the above site. The brief should be read in conjunction with the Adopted East Devon Local Plan (2006), in particular with the policies discussed later in this brief.
- 3.2 The Brief is intended to provide guidance to help ensure that high quality, sustainable, residential development at this site. Any development must also respect its setting, the character of the area and its sensitivity in respect of the surrounding open countryside, listed buildings – including the Church – and importance within the community and its heritage values and significance.
- 3.3 Primarily for the benefit of the community, landowner and developers, the Brief sets out the concerns of English Heritage, requirements of the Local Planning Authority, Highways and other service providers. It provides a basis on which developers can prepare design proposals.

It also sets out the principles of development that should be adopted by developers including:

- An understanding of the Heritage Values of the Site;
- Possible Land uses;
- Outline Layouts;
- Design Considerations;
- Highway and pedestrian arrangements;
- Provision of open space;
- Access; landscaping; &
- Provision for Wildlife.

- 3.4 This Brief has been prepared by Claire Fear of Architectural Thread, with contributions from Pegasus Planning with regard to Planning Policy.

3.4 CONSULTATION

In the preparation of the Neighbourhood Plan whole village consultations were undertaken by the Parish Council, which contributed to the identification of part of the Nursery site for development in the emerging Plans.

In the preparation of this brief Thread additionally contacted and held discussions with the following stakeholders and consultees:

- Residents of properties overlooking or adjacent to the site (not all responded - see figure 2);
- The Parish Church PCC;
- The Parish Council;
- English Heritage;
- Mid Devon District Council Principal Planning Officer
- Mid Devon District Council Principal Conservation Officer
- Devon County Council Highways;
- The Land and current business owner; &
- Author of the Village Design Statement.

Written submissions were received from various parties as part of the early engagement and these comments have been taken into account in the preparation of this document.

No discussions were held with any potential developers of the site.

The consultation responses in relation to the potential development of the Nursery Site have been incorporated into this document.



Fig. 3

Map of Consultee Area

Letters sent to all properties marked with an orange dot

● The Mill (off plan)

4.0 DESCRIPTION OF THE SITE & CONTEXT

4.1 Setting and Context

The Nursery site is located to the eastern side of the Village of Lympstone.

Lympstone itself is set on the eastern shore of the Exe Estuary, straddling Wotton Brook as it proceeds inland and then rises steeply to the east. Due to this topography and the proximity of the sea, historically the main industries in Lympstone were shipbuilding (until C18th), fishing for Oysters and mussels, herring and mackerel and the production of lime at the shore. This was supported by the water meadows and orchards around the Brook, which then gave way to agricultural land rising to the east of the settlement - towards the nursery site.

As a settlement, Lympstone exhibits a wide range of buildings from C13th cross-passage houses through to contemporary C21st structures. Originally a settlement of medieval tradesmen, craftspeople, small merchants and yeoman, the village grew more prosperous in the C18th - C19th. Prosperity saw a small number of Villas and larger buildings erected of brick on larger sites - moving away from the earlier clusters of terraces and ribbon development.

With such a wealth of architectural variety in the village, spanning several centuries, the C19th owners of the earlier cob, thatch and stone cottages were influenced by current taste. This resulted in a sprinkling of homes variously 'updated' with the erection of chimneys and the insertion of projecting windows, and the additions of sophisticated detailing such as coade stone doorways and tuck pointing.

As a result Lympstone exhibits a complex and interwoven layering of architectural history that directly responds to the social context of the period. Critically it should be noted that many of the structures within the village bear witness to an evolution of tastes in style and material - few have been untouched by the passage of time.

It isn't until the insular arrangements of the C20th housing estates with detached dwellings that this dense evolution of the village is halted. These more recent building types are fixed clearly in a single period and bear little resemblance to the evolution of this settlement.

The later contemporary C21st dwellings recall the C18th / C19th tradition of the Villa and have more successfully found a place within the vernacular of the village.



© Copyright [Ray Girvan](#) and licensed for reuse under this [Creative Commons Licence](#)

“Lympstone’s houses are a microcosm of the
building history of England”

Foreword to The Houses of Lympstone Peter Beacham

4.2 Conservation Area & Statutory Protection

In recognition of the dense architectural evolution, a large area of Lymestone was designated a conservation area 1974. Since this time the area has been under review but it currently encompasses the Lymestone nursery site and the majority of the surrounding land.

Figure 4 illustrates the location of the site and surrounding open land in the context of the Conservation Area.

East Devon District Council's (EDDC) Lymestone Conservation Area Appraisal, describes the character of the historic settlement of Lymestone as follows:

"A large part of the character of the older settlement is due to the intricate and varied street scale with rapidly changing views, even when on foot. In spite of the high density of development, privacy is retained to a remarkable degree. West of the railway in particular there remains a friendly atmosphere, yet independent and self-contained. This strong sense of community which appears quite peculiar to small West Country harbours and fishing villages of this type, is not entirely submerged by numerous summer visitors arriving by road, rail or sea." (para 2.3, pg. 3)

It further characterises the Conservation Area, within which the Lymestone Nursery Site is nestled, as having two distinct characters. These are described below and illustrated on the following page.

Church Road moving East ①

"Relatively early settlement continues east, but is almost entirely linear with 18th - 19th century houses in small groups mostly directly fronting the carriageway." (Para 3.4, pg 4 & 5)

"As Church Road continues east the Parish Church comes into view with the 15th century tower a dominant feature. This is an area of low density of development. Apart from the church are several large houses in landscaped grounds and several further scattered cottage groups." (para 3.5, pg. 5)

The Former Mill and Associated Landscape ②

"This part of the conservation area, apart from the former mill buildings and a commercial nursery, consists entirely of open pasture, hedgerows and tree groups either side of Wotton Brook. The area surrounding the church and the meadows north of the mill are closely linked visually in spite of each having a distinct character. The latter is, in effect, still largely unspoilt countryside." (para 3.6, pg. 6).

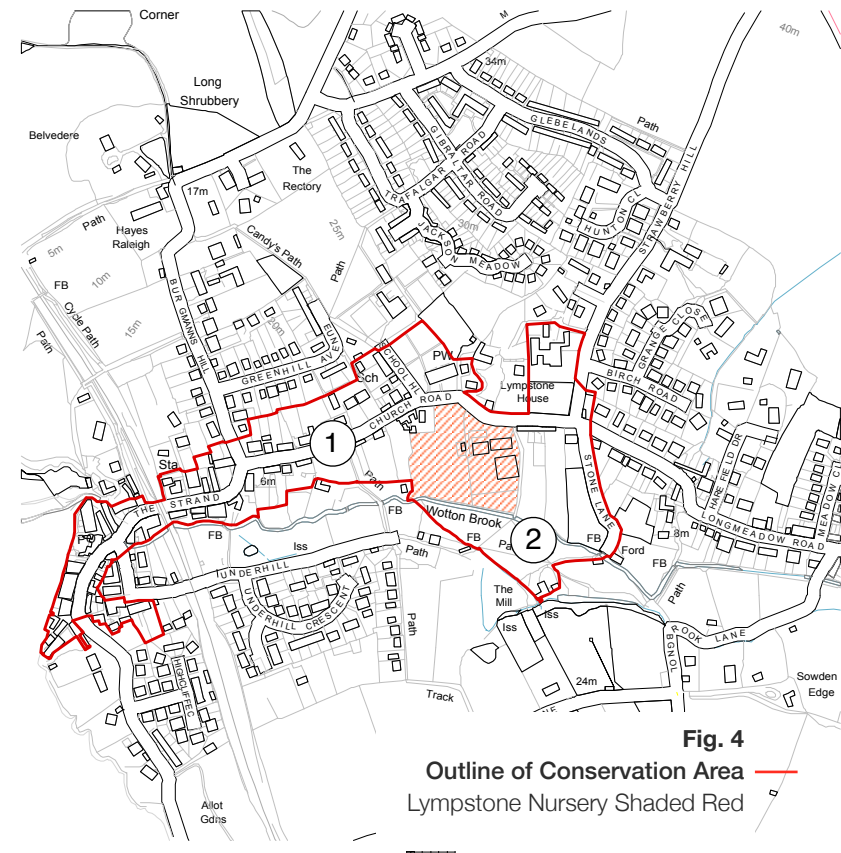


Fig. 4
Outline of Conservation Area
Lymestone Nursery Shaded Red

① Church Road moving East



View west along Church Street from south of the Church



The Church from the south west



Terrace to the east of the Site and Church

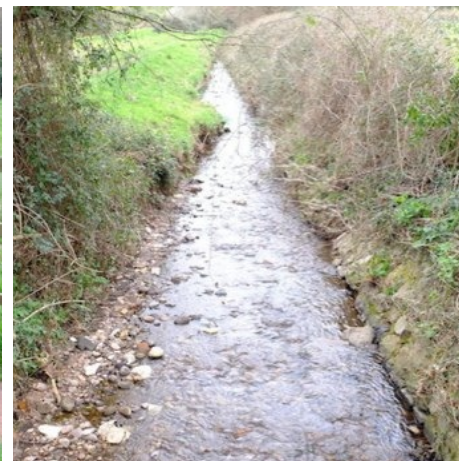
② The Former Mill and Associated Landscape



View South across Nursery From Church Road



Meadows adjacent to Wotton Brook



Wotton Brook



The Mill

4.3 The Nursery Site Within the Context of the Conservation Area

The Nursery site is the commercial nursery referred to in the description of the *'former mill and associated landscape'*, and the proposed site the *'still largely unspoilt countryside'*.

This land remains the only site within the village which presents open countryside immediately to the roadside and is therefore a prominent open space within the village.

As a result the site contributes significantly to the distinctiveness and character of the conservation area.

Additionally, immediately north of the site, is the The Parish Church of the Nativity of the Blessed Virgin Mary. (St. Mary's). Elevated above the site it is the only Grade II* designation, out of 93 listed structures within the village of Lympstone. The Church itself has been through several phases of development, from the tower of 1409 to extensive rebuilding in 1864 but it retains a significant view south across the nursery site to the Mill and open countryside beyond.

It is thought that there was a house and garden named 'Fowlers' on this field as late as 1839 which would have compromised this view and relationship to the landscape beyond, but having been lost, the subsequent open setting of the church has attained a great value.

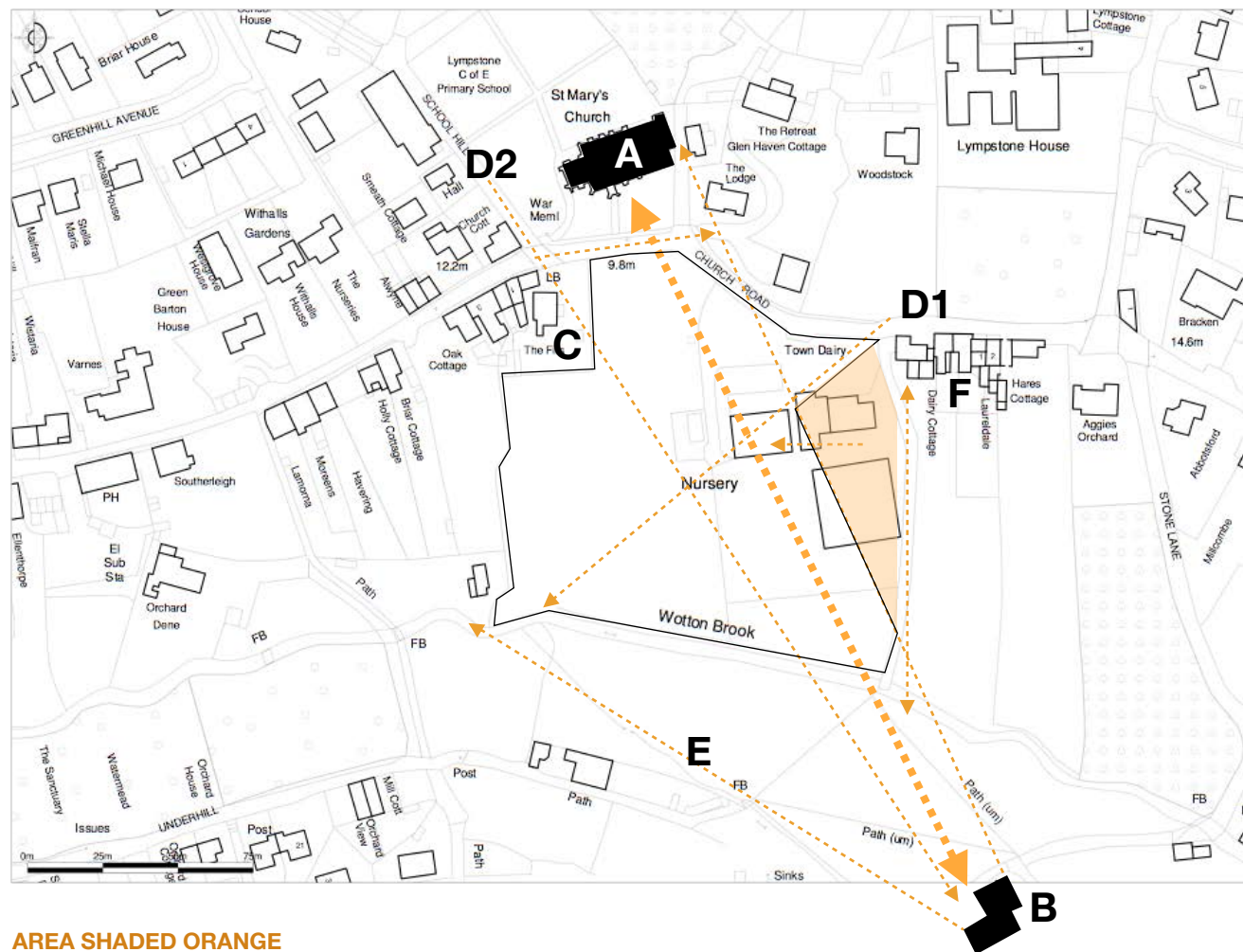
It can be seen, therefore, that the western area of the Nursery Site, proposed for a village green, has an important role in the context of the St. Mary's Church and the physical rural connections from this part of the village.

In addition, to the east and west of the site, flanking its northern walled boundary are terraces of cottages, the majority of which are listed (see constraints plan under Policy Guidance). There is also a keen sense of enclosure along Church Road provided by the stone boundary wall, a significant proportion of which EDDC note as being *'prominent walls'* (see image below).



To the South is the former mill, much extended but remaining within a rural setting (see image on previous page).

These relationships are explored further in figures 4 & 5 on the following pages.



AREA SHADED ORANGE

From the above analysis the area shaded orange is the least sensitive to change in terms of views across the site. It is, however, in close proximity to the eastern terrace of roadside cottages. This is explored further under Design Guidance.

Fig 5

Critical Views Across the Site Within the Designated Conservation Area

A The Parish Church of the Nativity of the Blessed Virgin Mary

Grade II* Listed with extensive views across the Nursery Site to Wootton Brook and beyond.

B The Mill (private dwelling)

Important visual relationship between the Mill and the church. This is currently partially obscured by the Garden centre buildings.

C The Firs (private dwelling)

Built in 1901 by the Mill Owner upon his retirement. deliberately orientated east/west to retain a view of the Mill.

D Church Road and School Hill

The Nursery site is seen along Church Road as the last roadside open space within the village (D1). Views are also important from higher up, such as on School hill (D2), where the view across to the Mill and open countryside is prominent.

E Wotton Brook

Wotton Brook at the south of the site is publicly accessible and regularly used. The views up the the church, across the nursery site are currently partially obscured by the garden centre tunnels.

F Dairy Cottage and Neighbours

Potential overlooking from the proposed site into the gardens of the existing properties to the east needs to be given great consideration.

Fig 6

Additional Site Specific Observations

Boundaries

The north boundary of the site is formed by a prominent wall that extends to the west side of the existing entrance to the site. This is replicated throughout the village where properties are not sited adjacent to the road edge.

Linear Ribbon Development

The early form of development in the village is linear - along the road edge, often with narrow cobbled paths (now mostly lost) with ancillary space to the rear of the property. Commonly, any open space to the road edge is enclosed with a boundary wall.

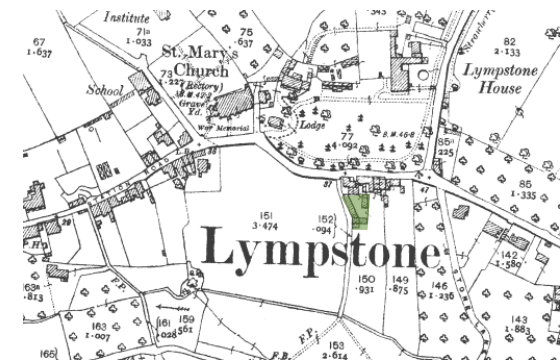
Surrounding Heritage Assets

In addition to the proposed site being within a Conservation Area it is also part of the setting of several surrounding Heritage Assets. These include the Grade II* Church, and flanking Listed Cottages.

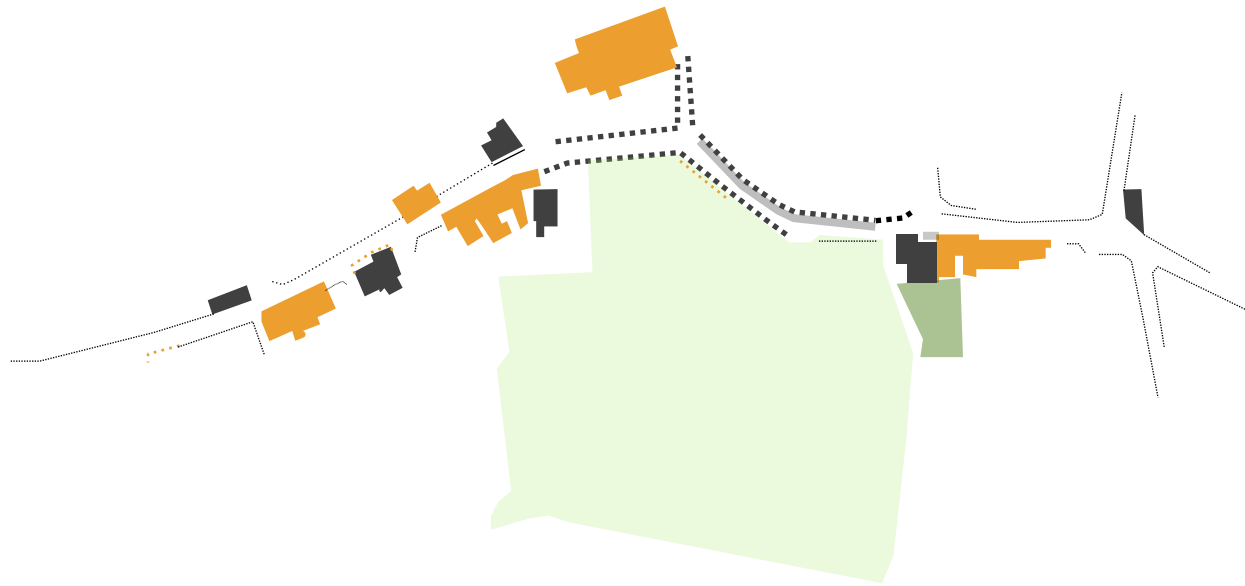
Agricultural Legacy

The 1889 OS maps show a series of buildings to the rear of Dairy Cottage, forming a complex of barns (*shown shaded dark green on the plan and below*).

These no longer existing but remaining walls reinforce the agricultural nature of this section of land within the agricultural area of the settlement



1889 OS plan showing the infill development since that time, and the position of lost buildings to the east of the site on land under different ownership



Key

- Stone Walls noted as prominent in the EDDC Local Plan
- Stone Walls
- Railings
- Pebble road edge
- Orange Listed Buildings
- Black Key Buildings relating to Ribbon development
- Green Site of C19th Agricultural Barns (now lost)

4.4 Site Specific History

Mr Russell, the current owner of the site, informed the following text;

The Lymptstone Nursery Site was, until 1980, part of the farm holding of Town Dairy by Messrs A.WARE & SONS. The farm provided the village and district with fresh milk, the nursery land used predominantly for grazing the cattle. There were no buildings on the site. This history of the use of the site is still very strong in the minds and memories of the local inhabitants.

In 1980 the land was purchased as part of the sale of the farmstead which was divided and sold off as separate lots. It was purchased by the current owners who set up a market garden under the cover of glass and polythene to the eastern side of the site. Initially predominantly a wholesale business this changed in 1986 when planning permission was sought for a new entrance to the site and Change of Use for a customer car park (Planning Permission Reference 7/10/86/p1169/00254).

With constraints on expansion and the pressure on the wholesale side of the business the centre began to concentrate on direct sales to the public from the late 1980s.

The use of this site as a Garden Centre focused on the eastern portion of land, and in 2003 Planning Permission was granted for a stable block at the centre of the site, with a paddock occupying a portion of the west side (Planning Permission Reference 03/P2174).

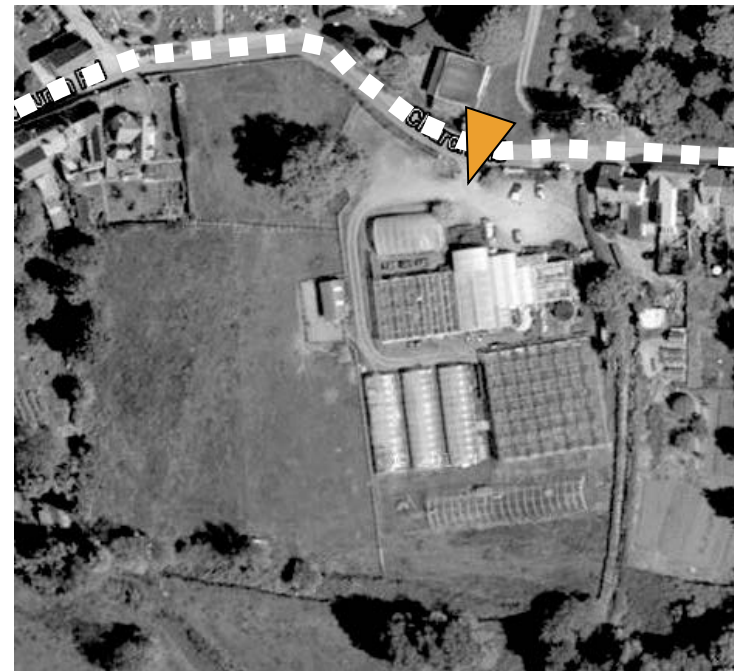
As part of their Strategic Housing Land Availability Assessment (SHLAA) in 2008 East Devon District Council invited landowners to submit sites to see if they could be deemed suitable for housing in the Local Development Framework. The Nursery site with existing tunnels and glasshouses was put forward and judged deliverable in the time frame of the assessment by the SHLAA panel.

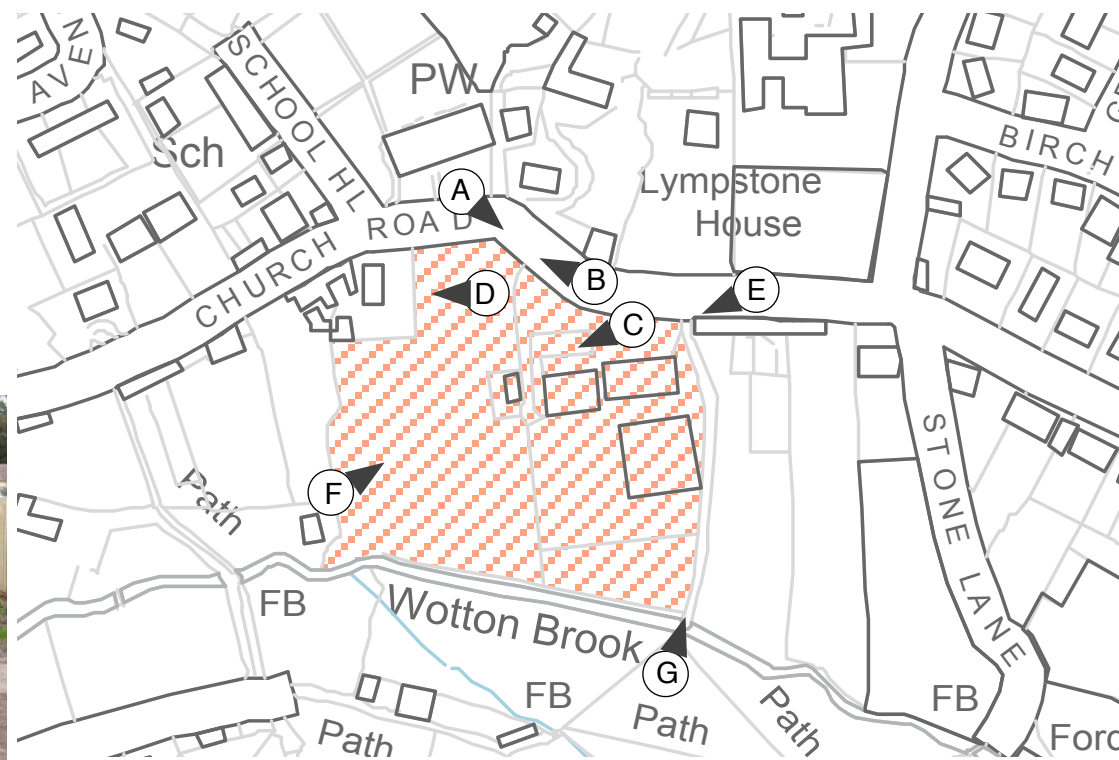
The Garden Centre closed in 2011.

Images of the Garden Centre Site and views into and around the site are provided on the following page.



Main Entrance with existing visibility splays off of Church Road
(Viewpoint marked on the plan below)





ASSESSMENT OF HERITAGE VALUE

5.0 HERITAGE VALUES & SIGNIFICANCE

5.1 The Need and Value of Assessment

It is evident from the site and context analysis within the previous section that the proposed Lympstone Nursery Site occupies a location within the village that would be sensitive to change. Change is possible to such sites but it needs to be managed in such a way as to avoid any negative impact on the significance of the heritage values of the site itself and the surrounding buildings and landscape.

To achieve this, a thorough understanding of the heritage values and significance of the site must be obtained.

During early consultation with EDDC, the Principal Conservation Officer and English Heritage (EH) when preparing this brief, all highlighted that this process of heritage assessment is critical in reviewing the appropriateness of any design proposals in relation to the development of this site.

5.2 Context of Assessment

The assessment of the whole site in terms of its heritage significance is explored further here within the context of EH's Conservation Principles: Policies and Guidance (2008) and The Setting of Heritage Assets (2012). The following are specifically explored:

- Evidential Value;
- Historical Value;
- Aesthetic Value; &
- Communal Value.

With specific regard to the communal value of the space neighbourhood consultations and responses were highly informative.

5.3 Assessment of Significance

The Nursery Site

In assessing the significance of this site full investigation of research material, site observation and consultation has been completed. This, combined with the following understanding of the values of the site and context indicate that its significance relate, in the main, to three principal issues which should be key considerations in any development proposals:

- **The Historical and Communal Values associated with the sites historic use and function;**
- **The contribution of the site itself to the setting of the surrounding Heritage Assets; &**
- **The contribution of the site itself to the Conservation Area.**

Any design proposals must address, not be detrimental to, and enhance the above.

The following pages identify the heritage values that contribute to the identification of significance, and illustrate where these are compromised by the existing buildings on the nursery site.

5.4 Evidential Value

This Brief provides an opportunity to assess the Nursery site and context to define the evidential values of this place. Evidential Value being defined by EH (Conservation Principles, 2008, para 5, pg 7) as;

“the potential of a place to yield evidence about past human activity”.

Proposed evidential values:

- the land is witness to the legacy of the historical agricultural use of this land in this area, as opposed to the insular and compact development closer to the estuary;
- the physical manifestation of the social history of the Village through evidence derived in the existing historic material and architecture of the Village that surrounds the site; &
- an archaeological dig completed on the western side of the site provided extensive finds which have information the understanding of the settlement as a whole - all from a limited excavation.

5.5 Historical Value

This Brief provides an opportunity to assess the Nursery site and context to define the historical values of this place. Historical Value being defined by EH (Conservation Principles, 2008, para 5, pg 7) as;

“the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative”;

Proposed historical values:

- The open ground used to serve as pasture for cattle, then taken into barns to the east of the site for milking. As the barns are now lost, the open pasture is the only remaining illustration of that previous use;
- The site physically meets the water meadows to the south which run west along Wotton Brook and link to the lower (fishing) side of the village. The site is a key part of that elongated rural slice of land that is identified within the Conservation Area and connects these two distinct parts of the Village;
- The western half of the pasture remains untouched and used for sheep and horses which is sympathetic to the previous use;
- The inhabitants of the village historically had a close association with the rural landscape. This is the only location within the Village that retains an immediate connection to the rural setting at the road edge; &
- The nursery site is also the backdrop for the relationship between The Firs and the Mill - a relationship of local historical interest. The Firs was built as a retirement property of the Mill owner and is said to be located perpendicular to the road so that the Mill was still in view during his retirement - not at the road edge as the surrounding properties.

5.6 Aesthetic Value

This Brief provides an opportunity to assess the Nursery site and context to define the aesthetic values of this place. Aesthetic Value being defined by EH (Conservation Principles, 2008, para 5, pg 7) as;

“the ways in which people draw sensory and intellectual stimulation from a place”.

Proposed of aesthetic values:

- The boundary wall to the north of the site is critical in containing views along church road and is typical of the road edge, with undeveloped land behind, as throughout the village;
- Upon descending St. Mary's steps the view to the rural landscape beyond, framed by a single Oak tree, is highly valued within the Community and provides wide reaching views;
- From within the site, and from the water meadows to the south, the view north to the grade II* listed St Mary's is highly significant, enhancing the setting of this building and contributing to the significance of the church and the Conservation Area;
- The terraces of properties that flank the site present a wealth of architectural detail and design, juxtaposing different tastes and occupations over the centuries. Many details are pleasant to the eye but also present visual hiccups - for example where large shop windows are inserted into cottages with otherwise small openings. These are typical of the usual contradictions of Lympstone and as such should be celebrated; &
- There are certain idiosyncrasies with the village to be recognised and understood - one such item being the presence of the Lympstone signature sliding window with small pegs set into the cill (see detail section for illustration).

5.7 Communal Value

This Brief and many discussions with local residents affords an opportunity to assess the Nursery site and context to define the communal values of this place. Communal Value being defined by EH (Conservation Principles, 2008, para 5, pg 7) as;

“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

Proposed of communal values:

- Collective memory of the agricultural use of the space is strong and highly valued;
- The rural identity of the inland section of the village is tied up in this reference to the rural environment - visible at this location; &
- the opportunity that the site presents for communal gathering in the presence of the church and wider landscape. This is different in character to other open communal spaces within the village.



Jubilee Picnic on the West side of the Nursery site.
Photo by kind permission of Lympstone Parish Council

5.8 Existing Compromises to Heritage Values & Significance

The heritage values of the site were often raised in neighbourhood consultations and echo the Conservation Area description, historical descriptions and the Village Design Statement.

However, it should be noted that the site is not completely idyllic. The evolution of the nursery, at a time when planning permission was not required, has led to the following aspects which compromise a number of the identified heritage values:

- the ad-hoc arrangement of structures which bear no resemblance to the history of the site;
- made up ground levels beneath the glass houses which have raised the structures to have a greater visual impact than a single storey structure would otherwise have;
- building materials and design 'alien' to the setting;
- views from the south east of the site are partially obscured (see image below);
- the layout of the nursery is a pattern of development not found elsewhere in the village; &
- the southern aspect of the flanking terraces of homes have been comprised by later alterations and do not hold the same level of visual and historical significance as the roadside north elevations (see image right).

These are illustrated further in the following photographic illustrations.

Compromising the View Example 1 View from south east corner of the site

View showing the extent that the views north are obscured by the existing Nursery structures.



The south elevation of the Terrace to the east of the site





Compromising the View Example 2

View from south east of site into eastern section of the site

Image shows made up ground (dashed white) in order to level the area beneath some glass houses. This raises these structures beyond the level of a single storey dwelling height.



Compromising the View Example 3

View from north west of site to the Mill

Descending School Hill and looking south the tunnels obscure the rural view and visual connection with the Mill beyond.

In considering the partial development of the eastern side of the Nursery site - broadly in the location of the existing buildings - it should be possible to remove the negative aspects of the existing site's built form and characteristics, creating a development which enhances the Conservation Area and complements the surrounding buildings, their setting and significance.

This would need to be addressed in line with the wider reaching design and planning policy guidance, discussed in subsequent sections of the Brief.

6.0 AIM

The aim of this section of the Brief is to provide design guidance within the context of the previous assessment, and following policy guidance, to promote a well crafted, site and location specific, modest C21st development which captures the essence of Lympstone.

This development must avoid the pitfalls of many of the existing C20th developments which undermine historic quality and fail to capture the spirit of the Village.

7.0 PRINCIPLES OF DEVELOPMENT

7.1 Allocation and Location of Use within the Site

The development of proposals in terms of the density & scale of development should address the Objectives within the Lympstone Neighbourhood Plan (Objective H3 - Density & Scale)

Due to the constraints on the development of this land, and the desire to allocate half of the site as a Village Green, any minimum requirement for the number of dwellings per hectare will not be appropriate to enforce. Using the land efficiently and within its constraints, will be the key consideration.

On the eastern side of the site, the area identified for development, balance will need to be achieved between making efficient use of the land and protecting the character of the Conservation Area and the setting of the nearby heritage assets.

7.2 Housing Density and Mix

Consideration for the mix of dwellings on the site should be guided by the Objectives within the Lympstone Neighbourhood Plan (Objective H2 - Need). The Policy Guidance section also sets out any requirement for affordable housing but the developer should review this guidance to assess if this need has been satisfied with other developments.

In addition to the above, public and statutory consultations have reinforced the particular need in the Village for:

- Single level housing for those downsizing within the village;
- Two and Three bedroom family homes; &
- Affordable family homes.

7.3 The Village Green

Emerging policy 26 of the Villages of East Devon Development Plan Document (see Policy Guidance for more information) states the following:

"It is a community aspiration, identified through Lympstone's emerging Neighbourhood Plan that development of site W119 [The nursery] will create a village Green opposite the Church".

Consideration must also be given to the Village's needs in terms of the provision of a Village Green. During consultations no desire for additional facilities on the green were voiced but very careful consideration as to how any further development of this area is managed should be built into the development proposals as subsequent inhabitants may hold a different view.

Connectivity and accessibility of this new Village Green needs to be considered in the design proposals along with parking (see later). Additionally, the impact of creating a publicly accessible piece of land along the boundary with private properties to the western side of the site, also needs to be assessed and security issues reviewed.

It is strongly advised that a landscape plan is proposed for this area - see later in the report under landscape and ecology.

7.4 Church Parking Provision

In addition to the desire to provide a Village Green the development of the whole site also presents the opportunity to formalise an existing informal use for church parking.

The site is currently opened by the owners to enable parking for the church - for larger services and events. The church is the largest venue in the Village and can hold 350 people.

An existing lay-by to the south of the church provides some parking for 4-5 cars but this is often used by locals and also obscures the pedestrian route.

While it would be desirable to retain the lay-by, St Mary's PCC have confirmed that they would welcome the provision of 50 car parking spaces within the Nursery site, to more permanently support the church. Consideration of the allocation of this parking and the impact on the surrounding assets is reviewed under figure 6 - access and parking considerations.

7.5 Highways Issues

Consultation with village inhabitants expressed concern over the safety of Church Road. In particular the following:

- this obstructions caused by parked cars;
- the speed at which cars travel up and down Church Street past the Nursery Site; &
- no pedestrian footpath along Church Road to the north of the site.

In addition, the close proximity of the school (up school Hill to the west of the Church) results in increased pedestrian and vehicular movement at the start and end of the school day.

7.6 Complementary School Parking

In addressing the lack of parking at the school. Both consultees and Highways questioned if there was an opportunity to enable the church parking (para 7.4) to also be used by parents as the time when each would be required are complementary. The PCC would support this.

Concerns about this approach were raised as follows:

- Children running down School Hill to the car park - not looking at Church Street - a walking bus may be required to address this; &
- The car park then becoming more accessible and used as a public car park - how would this be controlled and is this desirable?

7.7 Community Connectivity and Safety - a New Pedestrian Route

Given para 7.5 above consideration should also be given to providing a new, off road, pedestrian route through the site which will remove pedestrians from the walking in the road.

This would significantly improve safety but would also require the penetration of the existing northern boundary wall in order to form a new opening. This would need to be approved with the Conservation Officer and may be opposed as it would also require the formation of a 2m x 2m splay for pedestrians before fronting the carriageway.

A new penetration to the boundary wall may also provide improved connectivity to the Church and access to parking.

7.8 Highways Consultation

Devon County Council acknowledge these concerns and previous requests for double yellow lines on Church Road and a reduced speed limit in the area. Pursuing this is likely to be beyond the scope of the development of the site, but any opportunity to improve the existing conditions in order to mitigate against these issues, should be investigated within the development.

Within the context of the brief Highways have provided the following (informal) comments:

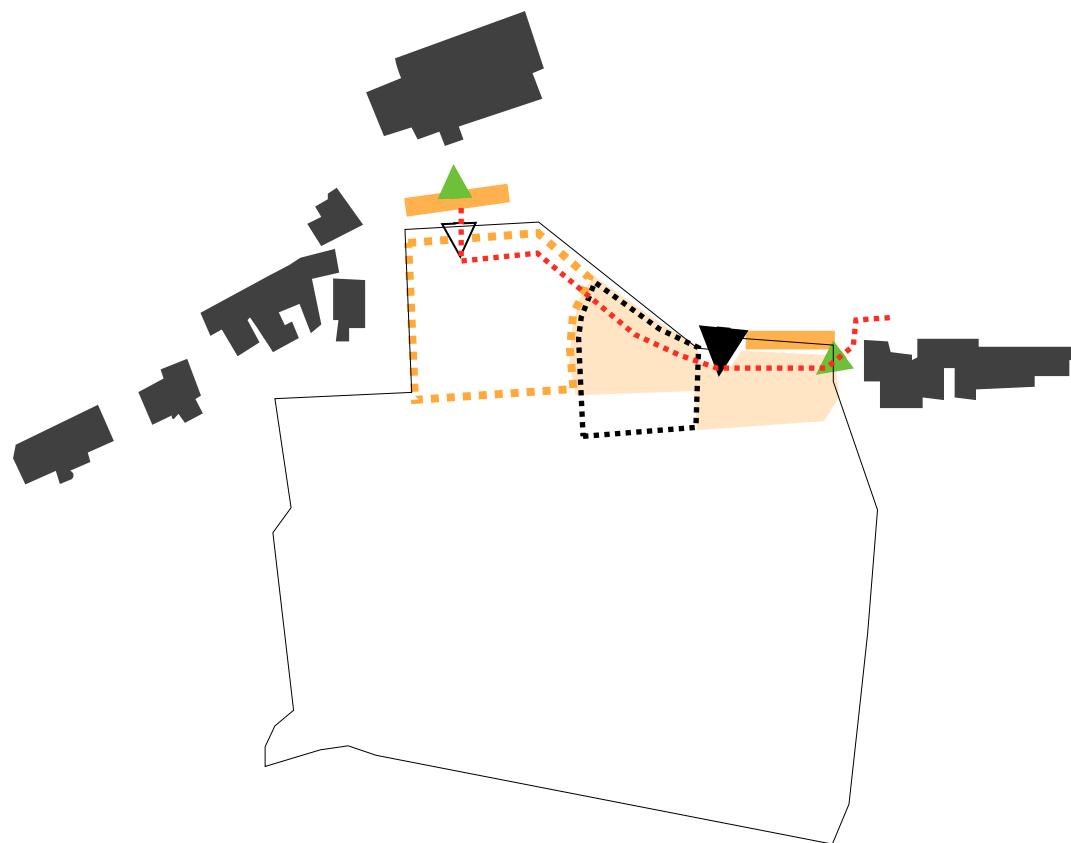
- no objection to the principle of development of the site as the traffic movements generated by the operating nursery would be in excess of those proposed by the development - including allowances made for the church parking;
- no objection to the use of the existing entrance and retention of the exiting site splays;
- concern over any proposal to relocate the existing vehicular entrance due to the curve on the road. The existing position is felt to be optimum;
- no objection to the formation of a new pedestrian access opposite the church - subject to appropriate splays being formed (n.b conservation officer may oppose this proposal);
- could cycle parking may also be encouraged within the Church Parking area?

7.9 Access, Parking & Pedestrian Considerations

Figure 7 on the following page sets out the consultation feedback regarding highways and parking, within the context of the site.



Image showing roadside parking, no pedestrian footpath, existing entrance and damage to the historic road edge due to vehicular movements.



▼ Existing and Proposed Vehicular Access to Site

The north boundary of the site is currently broken to form the entrance to the site with an acceptable visibility splay. Due to the constraints of the site it is understood that Highways would support the relocation of that current access. To be discussed with Highways.

▼ Existing Pedestrian Access Points

The two existing pedestrian access points shown provide access to the church and site.

▽ Proposed Pedestrian Access Points

The additional proposed Pedestrian access point would require a new penetration through the wall but would provide a protected footpath alongside the road, behind the wall, for pedestrians as part of the development.

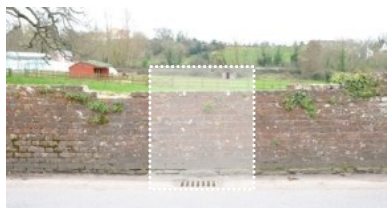


Fig 7

Access, Parking & Pedestrian Considerations

Existing Roadside Parking

The two areas shown are regularly used for parking. The area adjacent to the church is used by the Church but also by other cars. These cause both a visual and physical obstruction for other road users - obscuring the pavement by the Church and pushing pedestrians into the road.

This is of great concern to many residents and consideration as to whether the development could alleviate this problem should be given.

Existing Nursery Parking

The area shown within the nursery site is existing designated parking. Since the nursery has closed this has also been used (along with some grass areas) by the Church for large events.

Considered Church Parking 1

The area shown has been considered for Church Parking. This would be directly accessible from the church but would also significantly obscure the view from the church which is not desirable and is therefore unlikely to be supported by the Conservation Officer.

Considered Church Parking 2

This area may also be considered for Church Parking. This would be accessible from the new footpath behind the wall but would retain the important view between the church and mill. In both options, due to occasional use 'grass-crete' or something similar could be used as a surface. Subject to area calculations and turning requirements - the designated area shown may need to extend southwards.

School Parking (in church Parking Areas 1 or 2)

It should also be noted that at the start and end of the school day this area also gets heavily clogged up by parents. This is outside the scope of this project but should be acknowledged in any proposals to improve the traffic and parking in the area.

..... New Pedestrian Route

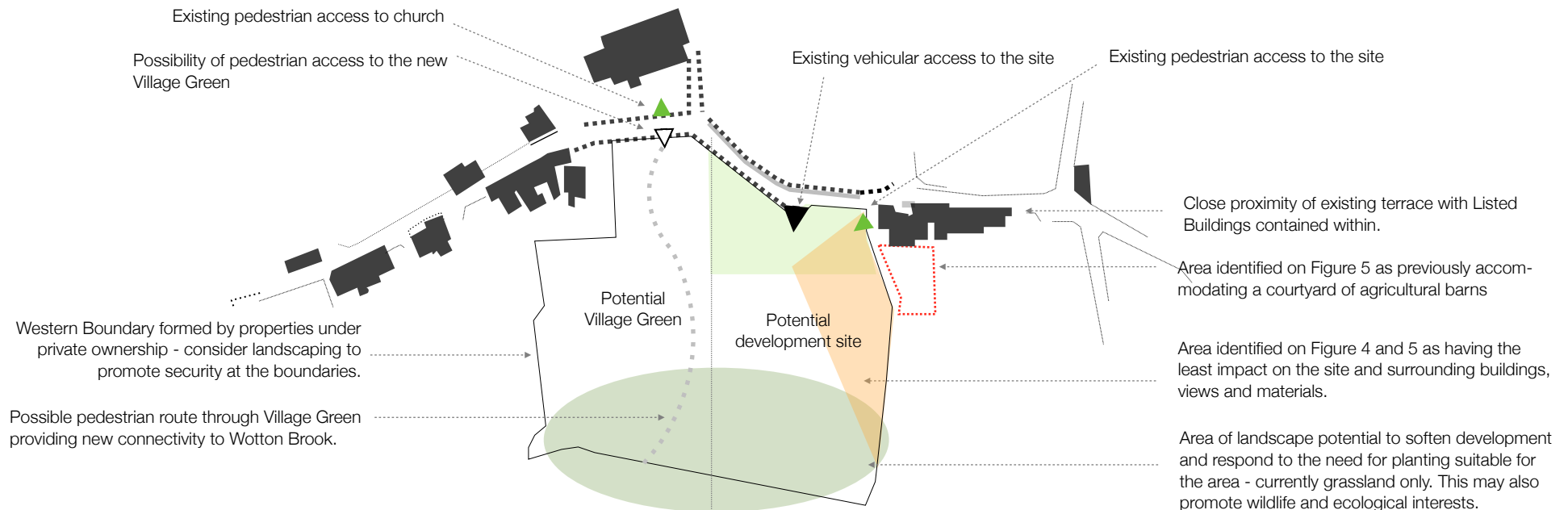
Line showing a possible pedestrian route through the site. Reconciling this route with the entrance to the site and parking provision must be given to consider the safety and viability of this proposal.

7.10 Constraints and Opportunities

Figures 4 and 5 illustrated key viewing corridors and physical aspects of the site, figure 6 then set out the access and parking considerations. As a result, all then highlight the constraints on the residential development. By implication this also then confirms areas which may be receptive to development and how this could enhance the site and surrounding context.

This is further explored diagrammatically in figure 8 below.

Fig 8
Opportunities and Constraints



7.11 Siting Constraints

Any new build on the eastern side of the nursery site should be located in the areas of least visual and physical intrusion to the site lines and adjacent buildings. This has to be balanced against the visual intrusion of the occupiers of existing dwellings to the east of the site. Any proposals which have the potential to have an oppressive impact on these properties would be resisted, not only by the occupiers but by EDDC.

Therefore the siting of the new development must be reviewed with a detailed assessment of the heights of any new buildings and take advantage of the fall in the land to the south.

The next two pages illustrate three layout options discussed with the Principal Planning Officer EDDC, Principal Conservation Officer EDDC and English Heritage - along with their feedback. These are for consultation purposes only and should be explored further taking into consideration the feedback obtained and a detailed assessment of the parking provision.

Please also note that a modern, detached cul-de-sac style development was not included as this would not be supported by EDDC or English Heritage.

7.12 Layout Options

Layouts Options 1 & 2

Reflecting the Linear nature of the Settlement

Shown left are two orientations of possible linear developments - east-west and north-south. Both have similar advantages and disadvantages:

ADVANTAGES

- A linear development set in the position of the non-protected section of wall (2) would reflect the linear nature of the existing settlement;
- Parking and access could be as shown on Access and Parking Considerations Plan; &
- Both allow for Church parking on already developed land;
- Both reflect the linear nature of the existing settlement, but option 2 goes against that grain being orientated north/ south; &
- Both would enable two storey 2-3 bedroom houses, similar in form and scale to those existing on the road edge.

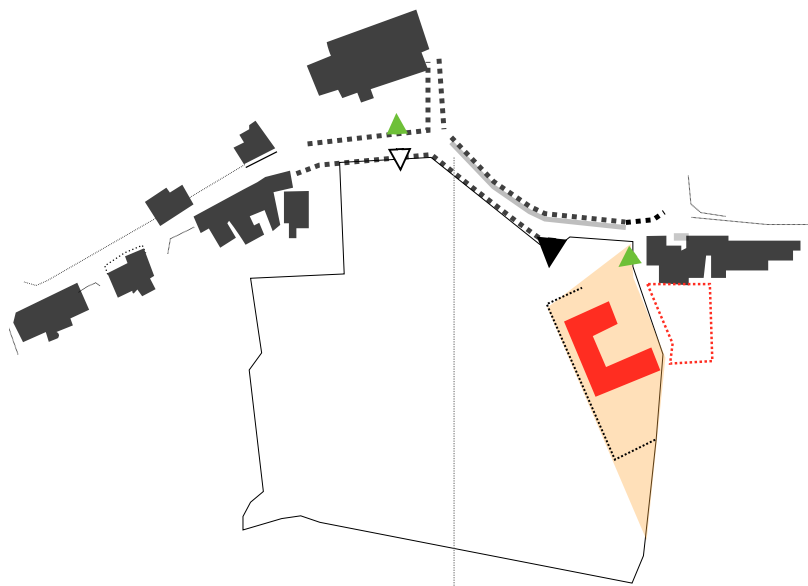
DISADVANTAGES

- The orientation of the dwellings in option 2 would mean that ancillary areas would be visible from the south - impacting the critical views. This could be addressed with a high wall, but the sloping land makes this more difficult to achieve;
- Development against the road (2), although reflecting the linear development of the village, would obscure the views from the road, so reducing the positive impact of the open space within the Village at this point;
- Physically developing along the road edge (2) would require road closures which may have a financial impact on the project as this is a main route through the Village;
- Development to the north side of the site (both) is in the area of the highest ground level and so new properties would have a strong impact on the streetscape; &
- In option 2 the access may need to be moved west to allow for the terrace;
- option 2 also obscures any potential pedestrian route.

CONSULTEE COMMENTS

Option 2 was the preferred option which was thought to be the least harmful to the context and setting. The Principal Planning Officer did raise concerns over the impact on the adjacent properties which would need to be assessed through the development of a concept design.





Layout Option 3

Reflecting the Agricultural Heritage of the Site

ADVANTAGES

- the layout would provide an introverted 'courtyard' development reflecting the earlier barn complex on the adjacent site (red dashed line) but keeping all ancillary spaces concealed within the complex and away from the sensitive views.
- Locating the development further south in the site takes advantage of the sloping land and lowers the developments height to preserve the views of adjacent properties and significantly lessen any impact;
- Creating a 'lower' level development that would suit single storey buildings and so could fulfil the need for accessible properties in the area;
- The development could be akin to an 'Almshouse' Style of terraced single storey dwellings forming a courtyard;
- Parking and access would be as shown on Access and Parking plan;
- The layout allows for Church parking on already developed land (west of entrance).

DISADVANTAGES

- Possible overlooking to and from Dairy Cottage; &
- Presents a different pattern of development which would need strong substantiation.

CONSULTEE COMMENTS

Although acknowledged as a different form of development this option was recognised by the Principal Planning Officer as responding to the agricultural nature of the land - and previous use - as opposed to replicating the existing grain of development at the road edge - which will impact on the views.

This may provide an interesting design opportunity for a low impact development but will require detailed substantiation and further detailed consultation would be required.

7.13 Design

Whichever layout is pursued the development of designs for this area should address the requirements of the Village Design Statement and also the Objectives within the emerging Lympstone Neighbourhood Plan (Objective H4 - Design)

In principle there are two ways of addressing any new build developments on this site;

1. Sensitive Reproduction

It may seem attractive to replicate a terrace of cottages and to faithfully copy details of the surrounding buildings. Great care needs to be taken in this approach, avoiding pastiche, but referring to the specific characters of these buildings. It has to be considered that their specific, and valued, character has been obtained by the passage of time, and the actions of a succession of previous owners adapting the buildings due to a change in taste or simply responding to the need of their families and businesses.

2. Contemporary Response

The site also presents the opportunity to create a development which draws on the existing character while being C21st in nature. This must be completely sympathetic to the existing buildings but may use traditional local techniques and / or materials in a contemporary way.

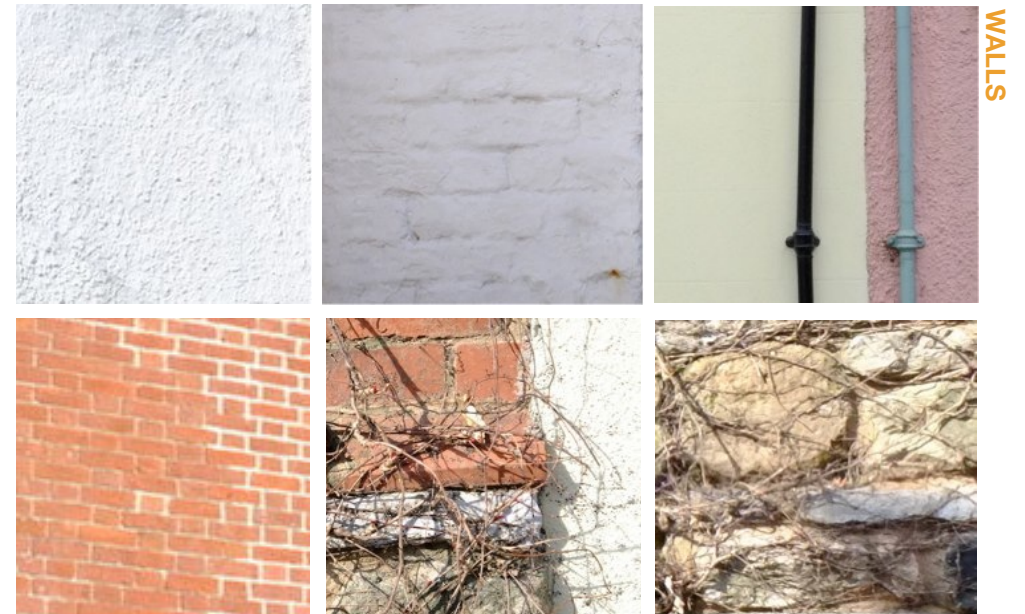
As time progresses, these too could be subject to change and evolution.

Both of these approaches may be suitable to layout options 1-3 on the previous pages, but a contemporary response may be more appropriate for layout 3.

7.14 Lympstone Materials

The principle traditional and predominantly locally sourced materials in the area are illustrated here and as follows;

- New Red Sandstone and Red Breccia
- Water Rounded Cobbles of Quartzite;
- Cob;
- Thatch;
- Slate (natural and turnerised)
- Small Dutch Brick (chimneys);
- Locally Made Brick; &
- Cement and lime renders with different finishes.





7.15 Form and Composition

As mentioned, the form and composition of the new development must draw on the existing historic aspects of the settlement of Lymestone.

Evident in the images below, all taken along Church Road in close proximity to the site, key characteristic aspects are as follows:

- juxtaposition of different styles in single terraces;
- single properties with different phases of development, various materials and aesthetics between them;
- traces of previous uses with inconsistent design detailing (the bay windows to some properties on Church Lane which were used as shops, bakers, grocers);
- chimneys, given more prominence often by the change in roofing material from thatch to slate which leaves monumental chimneys;
- dormers not common in the area but evident in two properties near to the site;
- prominent gables to ends of terraces;
- prominent walls enclosing ground / concealing extensions.





7.16 Detail

There is a stark contrast in quality of the historic buildings in Lympstone and the modern housing estates. In order to achieve a quality development at Lympstone great care should be made in assessing and analysing the different details of the surrounding buildings.

Consider the following:

- chimneys;
- eaves, verge boards, soffits and rainwater goods;
- windows & Doors;
- wall/floor junction and plinths / colour changes;
- boundary walls / railings
- surface treatments



PROMINENT WALLS
DEFINING BOUNDARIES



GROUND SURFACES
DEFINING USE



8.0 SUSTAINABILITY

Objective H5 of the Draft Neighbourhood Plan states that “New development must contribute to the community objective of a greener and more sustainable existence”. It requires new build to achieve energy efficiency standards equivalent to Level 4 of the Code for Sustainable homes (DCLG 2006).

Integral to this approach and complementing it, the following should be considered (this list is not exclusive and measures need to dovetail in with the constraints of the Conservation Area - i.e. solar panels may not be suitable, but ground source may):

- the longevity of any proposed material used in the development;
- the possible use of reclaimed / low embodied energy materials;
- alternative construction techniques, such as timber frame and natural insulations;
- site orientation and design to maximise energy efficiency;
- air tightness;
- avoiding overheating;
- the use and implementation of renewables and energy sources;
- rainwater harvesting; &
- the provision of recycling facilities.

9.0 HEALTH & WELLBEING

New build also provides the opportunity to enhance the health and well-being of the occupants. In relation to responding to the housing need for single level accessible dwellings, mobility issues, and lifetime home standards should be encouraged.

The following should also be considered:

- internal air quality;
- internal light levels; &
- provision of privacy.

10.0 LANDSCAPE & ECOLOGY

Ecology surveys will be required for the site which will identify appropriate mitigation and enhancement measures.

The following should also be considered:

- methods of maintaining and enhancing ecological networks through the site;
- the potential to incorporate features to enhance or create new habitats and landscape features; &
- the use of using native wildflower seed mixes and native planting.

The habitats through this site - between the northern boundary and Brook to the south are distinct in their difference and potential. Exploration of ways to celebrate the difference of particular habitats should be investigated as a means of contributing to the enhancement of the Conservation Area. Perhaps reference to the past can assist. In 1791 antiquarian Richard Polwhele is recorded in Smith (2012, pg 35) as describing the landscape as:

“Directly opposite the church are some fine meadows, through which we have a pleasant rural walk to the hamlet of Sowdon. Passing under several little rustic arches we pursue a path that winds delightfully through the fields, by the side of willows, or amidst clumps of overshadowing elms.”

11.0 ARCHAEOLOGY

In 2003 an archaeological dig on the western side of the site by Charlotte Coles and Barry Russell was completed. The dig gave rise to over 800 finds, which ranged from the Mesolithic period (10,000-6,000BC), the Neolithic Period (6,000-2,600BC) to Saxon/early Norman pottery (C11th-12th) and various finds evident of the occupation of a house on that site from the C17th and C18th. *This is discussed in greater detail in the book ‘The Lymestone Story’, pages 5-6.*

In relation to the potential development of this site, as a result of this work the site may be identified as a site of archaeological interest as digs in the Village have been few and the finds indicated an earlier settlement than previously thought. The developer may be required to submit a desk based assessment with an application and an archaeological watching brief may be required.

12.0 WATER SUPPLY & SURFACE WATER

The quantity and location of water possible to yield for supply to the site must be confirmed by the owner and developer with the utility companies.

Great attention must be given to the provision of the surface water drainage infrastructure, early in the design stage, in order to ensure that there is not a detrimental impact on the local watercourse.

Surface water and foul drainage must be separated in order to minimise the risk of the system flooding after heavy rainfall, and consequent foul water flooding.

Any presence of ground pollution to be confirmed by the site owner and a proposal for its satisfactory resolution is to be provided, taking into account the Environment Agencies appropriate Policy.

See Policy Guidance in relation to Flood Risk Assessments and the sites Flood Zone.

13.0 FOUL DRAINAGE

Great attention must be given to the provision of the foul drainage infrastructure, early in the design stage, in order to ensure that there is not a detrimental impact on the local watercourse.

The site is crossed by a foul sewer which must be identified by the owner and developer. Future access to this infrastructure for maintenance purposes must take into account any proposals to connect into it / build in its vicinity.

14.0 UTILITY SERVICES

The owner / developer is advised to contact the utility providers at an early stage to enable the demonstration that the necessary infrastructure can be provided.

15.0 SUMMARY OF SITE SPECIFIC OPPORTUNITIES & CONSTRAINTS

As a summary of this Section the table below sets out the site opportunities and constraints.

These are also illustrated in the Opportunities and Constraints Plan (BRS-5003_02-1) in the Policy guidance section.

OPPORTUNITIES

Unsitely and dilapidated buildings associated with the former nursery use, thereby enhancing the character and appearance of the Conservation Area

Providing a safe footpath link within the site running parallel to Church Road.

Repair and enhancement of the stone walls at the front of the site to Church Road

Provide family housing to help meet the identified local housing need

Create a village green on existing paddock

Large tree to form a focal point of the village green

Enhance biodiversity through a biodiversity management plan

CONSTRAINTS

The site is within a Conservation Area and any development must preserve or enhance the character and appearance of the Conservation Area.

Grade II Listed church located to the north of the site, and other Grade II listed dwellings on Church Road close to the site (as shown on the Constraints Plan): Development must not adversely impact the setting of the Listed Buildings.

There is a need to provide pedestrian and vehicular access to the site.

Need to protect the amenity of existing houses on Church Road adjacent to the site (including Listed Properties)

The Environment Agency's online flood map shows that part of the site close to the southern boundary is within a flood zone. This may restrict any dwellings in this area. The planning application will need to be supported by a Flood Risk Assessment.

Large oak tree on the paddock to be retained

POLICY GUIDANCE

16.0 PLANNING POLICY & CONTEXT

This section of the Brief reviews the planning policy context of the site and takes into account both adopted and emerging planning policy. A summary of the planning policy position indicates the acceptability of the site for residential development.

16.1 National Planning Policy Framework (NPPF)

The NPPF (paragraph 14) sets a presumption in favour of sustainable development. For decisions on planning applications this means:

- Approving development proposals that accord with the development plan without delay;
- Or, where the Development Plan is absent, silent, or relevant policies are out of date, granting permission unless the adverse impacts of the development would outweigh the benefits, or specific policies in the Framework imply development should be restricted.

Local Planning Authorities should therefore approach decisions on planning applications in a positive way, looking for solutions rather than problems so that they can approve applications for sustainable development where possible.

Paragraph 49 specifically states that planning applications for housing should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

In relation to heritage assets paragraph 129 states:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise..."

Paragraph 134 confirms that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".



www.pegasuspg.co.uk
Team CC/CJT
13th January 2014
1:1500@A4



© Copyright Pegasus Planning Group. © Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449.
Pegasus Urban Design is part of Pegasus Planning Group. Drawing prepared for planning. Any queries to be reported to Pegasus for clarification.

16.2 Adopted East Devon Local Plan 2006

The Local Plan was adopted in 2006 and covered the plan period to 2011.

The Local Plan is therefore beyond its intended operative period, although many of the policies are 'saved' and remain part of the Development Plan for the site.

The site is within the Lympstone Conservation Area, which is shown on the Context Plan marked by a blue line. The site is also outside but adjacent to the Lympstone settlement boundary, shown as a black line on the Context Plan. The site is also within a Green Wedge, identified on the Context Plan by green diagonal lines.

A small part of the site is within a flood zone, shown by blue shading on the Opportunities and Constraints Plan on the following page. It should be noted that the extent of the flood zone reflects both the emerging Local Plan and online Environment Agency flood maps. The older Local Plan showed a greater proportion of the site to be at risk from flooding.

Policy S5 seeks to protect the countryside and prevent residential development outside the settlement boundary. The policy does not therefore support residential development of the subject site.

In addition, saved policy S6 seeks to prevent development in Green Wedges.

Policy EN11 is applicable to land within Conservation Areas, and seeks to ensure that development preserves or enhances the Conservation Area.

Policy H4 requires 40% affordable housing on sites of 5 or more dwellings.

Policy S5 (Countryside Protection)

The countryside is defined as all those parts of the plan area outside the Built-up Area Boundaries for towns and villages shown on the Proposals Map. The 'countryside' also specifically excludes areas that may not currently be developed but have been explicitly allocated for a specific use in plan policy. Development in the countryside will only be permitted where in accordance with a specific Local Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:

1. Land form and patterns of settlement;
2. Important natural and manmade features, which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings; and
3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.

Policy S6 (Development in Green Wedges)

Within Green Wedges, as defined on the Proposal Map, development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.

Policy EN11 (Preservation and Enhancement of Conservation Areas)

Proposals for development (including alterations, extensions and changes of use) or the display of advertisements within a Conservation Area as shown on the proposals maps, or outside the area, but which would affect its setting or views in or out of the area, will only be permitted where it would preserve or enhance the appearance and character of the area.



- KEY**
- Site boundary
 - Proposed allocation
 - Listed church
 - Poor quality buildings that detract from the conservation area
 - Previously developed land
 - Proposed village green
 - Existing vehicular access
 - Boundary walls to be retained where possible
 - Flood zone
 - Public footpath
 - Potential footpath
 - Prominent tree

Lympstone Nurseries,
Devon

Opportunities and Constraints Plan

www.pegasuspg.co.uk
Team CC/CJT
13th January 2014
1:1500@A4



BRS.5003_02-1

16.3 New East Devon Local Plan (2006-2026)

The emerging Local Plan has now been submitted for examination but is not yet adopted. The emerging policies therefore carry limited weight in planning policy terms.

The emerging document identifies areas for development and housing growth. Strategy 27 sets out the growth in small towns and larger villages and proposes 40 new homes at Lympstone.

16.4 Villages of East Devon Development Plan Document

The Villages of East Devon DPD was put before Members in December 2013, prior to public consultation before submission of the document for Examination. The DPD is therefore a material consideration which carries little weight at this stage.

Emerging policy 26 proposes the allocation of the site (referred to as site reference W119) for 6 new dwellings. The Opportunities and Constraints Plan shows the extent of the proposed allocation. The emerging policy also confirms that a Development Brief will be required due to the location in a Conservation Area and close to Listed Buildings. It also proposes the amendment of the site boundary to include the eastern half of the Nursery Site.

Policy 26- Residential Land Development in Lympstone

Land is allocated in Lympstone at:

- a) Lympstone nurseries (site W119) to accommodate 6 new dwellings**
- b) Land north of Glebelands (site W307) to accommodate 15 new dwellings**
- c) Jacksons Meadow (Larger site) to accommodate 13 new dwellings**
- d) Jacksons Meadow (Smaller site) to accommodate 6 new dwellings**

Site W119 is sensitive due to its position within a Conservation Area and proximity to nearby listed buildings, therefore any development will be subject to a development brief.

It is a community aspiration, identified through Lympstone's emerging Neighbourhood Plan that development of site W119 will create a village green opposite the church.

17.0 MATERIAL CONSIDERATIONS

17.1 5 Year Housing Land Supply

A report to East Devon Planning Committee of 12th November 2013 confirmed that the Council does not have a 5 year housing land supply.

The supply was calculated to stand at 5.19 years, but therefore falls short of the 6 year supply required in East Devon (5 years plus 20% buffer in accordance with the NPPF).

In accordance with paragraph 47 of NPPF, adopted housing policies (including saved policy S5 and the settlement boundaries) are out of date and any planning application must be determined in accordance with paragraph 14 of NPPF and the general presumption in favour of sustainable development.

17.2 Lympstone Neighbourhood Plan

Lympstone Parish Council prepared a final version of its Neighbourhood Plan in October 2013 to present to East Devon District Council. Policy DMP1 seeks to identify sites for 40 new homes at Lympstone, including 6 dwellings on the nursery site.

18.0 SUMMARY

18.1 Planning Summary

The adopted Local Plan does not support residential development at the site due to its location outside the settlement boundary.

However, the saved Local Plan policies are time-expired and the Council cannot demonstrate a 5 Year Housing Land Supply. In this respect, the NPPF states that a 'presumption in favour of development' must prevail and planning applications should be approved unless the adverse effects of doing so would outweigh the benefits.

The emerging Villages DPD and Lympstone Neighbourhood Plan both seek to allocate the site for housing and to redefine the settlement boundary in this area. This is a material consideration to which some weight can be attached (although neither document carries the weight of adopted policy). Nevertheless they do indicate that housing development at Lympstone is acceptable and the site is sustainable. This is important, given that any planning application would currently be assessed against paragraph 14 of the NPPF and the presumption in favour of sustainable development.

In summary, the current adopted planning policy context does not support residential development at the site. However, the lack of a 5 year housing supply means that any planning application should be determined against the presumption in favour of sustainable development. Of significance importance is the fact that emerging documents seek to allocate the site for housing development and that the development of the Nurseries site is supported by the local community, given its identification in the Neighbourhood Plan. This is a material consideration to which significant weight should be attached.

18.2 Summary of Development Potential

There is an opportunity to remove the dilapidated nursery buildings that have an adverse impact on the Conservation Area and provide a sensitive development that provides housing and a village green together with landscape and biodiversity improvements.

For these above reasons, the site has excellent potential for residential development and is moving through the various stages of the emerging Development Plan toward becoming an allocated housing site that will contribute towards meeting Lympstone's housing needs.

18.3 S106

Community Infrastructure Levy Affordable Housing

East Devon District Council does not have planning obligations Supplementary Planning Document (SPD) and necessary financial contributions will need to be agreed with the Council. However they are likely to require 40% on site affordable housing as the site's indicative capacity is greater than the 5 dwelling threshold identified in the Local Plan.

Contributions toward education, leisure, open space, highways improvements and other community facilities could also be required. However these would be off set against the gift of part of the site as public open space. The long term use of this part of the site as open space would be secured by the granting of planning permission and associated planning conditions that would require the land to remain in this use in-perpetuity.

The Council intends to adopt a Community Infrastructure (CIL) charge from May 2014 which would replace all S106 contributions (except affordable housing). In Lympstone, the levy relevant is likely to be set at £125 per sq m.

18.4 Validation Requirements

A future planning application will need to be supported by the following:

- Full plans, drawings, elevations including street scene and 'as built' images of the dwellings
- Heritage Statement
- Planning Statement
- Statement of Community Engagement
- Flood Risk Assessment
- Transport Statement
- Ecology Survey and biodiversity management plan
- Sustainability/Energy Statement
- Site Waste Management Plan

The planning application fee payable to East Devon at the time of writing is £385 per dwelling.

18.5 References

Smith, Rosemary and Harland Walshaw, The Houses of Lympstone, Lympstone Historic Houses Group, 2011

English Heritage's (EH) Conservation Principles: Policies and Guidance, 2008.

English Heritage, The Setting of Heritage Assets, 2012.

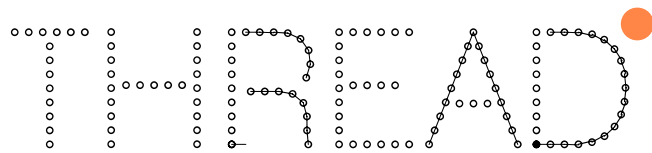
The Emerging Villages of East Devon Development Plan Document

The Emerging Lympstone Neighbourhood Plan
Adopted East Devon Local Plan 2006

Village Design Statement

National Planning Policy Framework

East Devon District Council, Lympstone Conservation Area Appraisal,



STUDIO

Willowbrook
West Buckland
Somerset
TA4 2NT

PHONE

07921844442

EMAIL

studio@architectural-thread.co.uk

WEB

www.architectural-thread.co.uk



Pegasus Planning Group

First Floor

South Wing

Equinox North

Great Park Road,

Almonsbury

Bristol

Bs32 4QL

www.pegasuspg.co.uk

t. 01454 625945