



LYMPSTONE PARISH COUNCIL

Clerk to the Council: Miss L Tyrrell

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Lympstone
Devon

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14th December 2021

Dear Resident,

Lympstone Parish Council have been asked by East Devon District Council to review the Neighbourhood Plan.

The Council have set up a small committee of Councillors and the Community who are looking into the review and will report back to Lympstone Council each month on their progress.

So that everyone has an opportunity to add any comments, we are sending this letter to all the local businesses, also the local schools who will be asked to forward it to the parents.

If anyone would like to look at the present Lympstone Neighbourhood plan, please click here:

[LNP-Final-Post-Inspection1.pdf \(lympstone.org\)](#)

Also attached to this letter is a Neighbourhood Plan progress Report – January 2019 which identifies changes, achievements and targets met and missed up to January 2019. Since the Plan was originally published in March 2015. (Or please visit Lympstone Website to view the letter and entire progress report).

To assist in updating The Plan to 2022 we would now appreciate any comments in this regard from Lympstone residents.

We would be very grateful if you will contact The Clerk Lympstone Parish Council with your comments **by the 17th January 2022** these will be forwarded to the Committee to be taken in account when drawing up the final review.

Your sincerely,

Cllr Carol Eastley and Cllr Richard Eastley,

Lympstone Neighbourhood Plan Review Group

Neighbourhood Plan Progress Report - January 2019

OBJECTIVE 1 – Housing Allocations:- Future development up to 2026 will be allocated on the following sites:		
Policy 1	Outcome up to 2018	2018 - 2031
Jackson Meadow (smaller) – 6 dwellings	Completed	
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)	Planning Application in process	
Glebelands South – identified as a site with planning permission (for 15 houses)	Completed	
Windfall sites -1 or 2	?? windfall sites given planning permission	
Total dwellings 2013 – 2026 Planned 40 dwellings	65 completed or given planning permission Possible list with status. Also refusals?	

CA1:- Goodmore’s Farm:- To seek to ensure that the development of Goodmore’s Farm benefits the Neighbourhood Area				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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 upto 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		

OBJECTIVE 2 – Location:- The Community will retain its rural identity and resist coalescence with Exmouth		
	Outcome up to 2018	2018 - 2031
Policy 2 – Other than through the conversion of suitable rural buildings, the development of new isolated homes in the countryside will generally be resisted		
<p>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 :</p> <ul style="list-style-type: none"> - Justified on agricultural, horticultural or forestry ground; or - Within a residential or employment site curtilage; or - Justified on sustainability grounds; or - Will provide a community facility or recreation route 	1 dwelling given Planning permission.	

OBJECTIVE3 – Need:- New Housing will, first and foremost, be required to meet the needs of the Parish Community		
	Outcome up to 2018	2018 - 2031
<p>Policy 4 – Subject to the other policies of this Plan, proposals that provide for a range of housing size, types and tenures, to ensure that all sectors of the community are catered for, will be supported.</p> <p>There is particular need for:</p> <ul style="list-style-type: none"> - Affordable housing - Two and three bedroom family homes - Single storey homes adapted for the elderly 	<p>10 affordable houses for rent completed</p> <p>No homes for elderly</p>	

OBJECTIVE4 – Density and Scale:- To retain the community identity, developments must respect the character of the existing housing grain		
	Outcome up to 2018	2018 - 2031
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/pattern of surrounding development.		
OBJECTIVE 5 – Design:- Development should be of high quality design and should be sympathetic to the character of the village		
	Outcome up to 2018	2018 - 2031
<p>Policy 7 – New development should follow the guidance set out in the Village Design Statement:</p> <ul style="list-style-type: none"> - 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 		

<ul style="list-style-type: none"> - Roof lights should be avoided, particularly on front elevations, with small pitched 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. 		
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CA 2:- Design:- Existing design principles will not be corrupted by new building design				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
New design must enhance the existing design	New developments will follow the design principles set out in the Village Design Statement	Parish Council and EDDC	Some developments do not follow design statement	
Ensure that the Village Design Statement is relevant for 21 st C	The Village Design Statement will be updated once the possible extension of the Conservation Area is decided, and will be referred to EDDC for acceptance	Parish Council and EDDC	EDDC preparing Design Statement for district	

OBJECTIVE 6 – Sustainability:- New development must contribute to the community objective of a greener and more sustainable existence.		
	Outcome up to 2018	2018 - 2031
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.		
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CA 3:- Technology:- Ensure that Lymstone is not compromised by the lack of technology infrastructure				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
A 3G signal will be available throughout the community	Engage with communications network providers to improve mobile phone signal strength throughout the parish. Encourage individuals and groups to request these services from their providers.	Parish Council and EDDC		

CA 4:- Rural Land Use:- Adapt local farming to the 21st Century in order to provide work opportunities				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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 landscape.	Resist planning applications that seek to encroach on agricultural land and put it out of future agricultural use. Appoint a Parish Council 'champion' to liaise with any Local Landowner should a key diversification or new agricultural project be proposed.	Parish Council		
Support low carbon projects and community supported agriculture				
Promote and support local landowners and farmers in				

diversifying from traditional farming into 21C sustainable projects.				
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OBJECTIVE 7 – Business Premises:- Through the planning process encourage provision of small workshops and storage facilities for small businesses.		
	Outcome up to 2018	2018 - 2031
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.		

OBJECTIVE 8 – Retail Sector:- Through the planning process encourage the retention and expansion of the retail sector of the community businesses and storage facilities for small businesses.		
	Outcome up to 2018	2018 - 2031
Policy 10 –Change of business will be allowed from retail to other uses if the proposal does not result in a reduction of employment opportunities.		

CA 5:- Premises:- Through the planning process significantly increase the number of small workshops and storage facilities for small businesses.				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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 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		
Rural land use – Maintain the high quality rural environment whilst providing work and				

leisure opportunities.	Enhance the 'Business' page on the community website 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		

CA 6 Traffic:- Traffic through the parish must be managed to reduce speeds and increase public safety.				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
Promote and support traffic management measures to reduce speed 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	Additional double yellow lines introduced to improve road safety and traffic flow	
	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	Parish Council and Devon County Council		

	markings and signage			
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OBJECTIVE 9 – Parking:- Increase parking capacity within the village.		
	Outcome up to 2018	2018 - 2031
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	Outcome up to 2018	2018 - 2031
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	Land availability restricting creation of new parking areas	
	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	Parish Council and EDDC have investigated. Parish Council not in favour at this time	

CA 8:- Exe Estuary Trail:- Ensure the long term sustainability of the Trail through Lypstone				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
	Lobby, discuss, plan and secure with DCC, Sustrans, Network Rail and other parties an alternative route for the trail alongside the railway line from Lypstone Village Station to Sowden End Bridge with clear	Devon County Council, Parish Council, community	Trail Working Group have been in discussion with DCC and Network Rail. A technical feasibility study is to be carried out, hopefully in 2019	

Maximise the social and economic benefits to the community, whilst at the same time minimising the safety risks and other negative impacts.	access points to the village.	and action groups	Safety markings and improved signage implemented	
	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			

CA 9:- Footpaths; the existing series of footpaths within the Parish will be maintained and where necessary increased.				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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	DCC has undertaken a public consultation on footpaths within the Parish. Formal implementation expected shortly	
	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.		Footpath Warden appointed and monitoring footpaths	
	Establish a footpath between Jacksons	Parish Council		

	Meadow and the village (near to the church).			
	Explore the practicality of and pursue the development of a footpath from Dinan Way to King's Garden Centre, and a bridle way adjacent to Hulham Road	Parish Council and Devon County Council		

CA 10:- Dinan Way Extension; Minimise the detrimental effects to the environment and character of the local landscape				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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	Parish Council made representation to DCC on route, flood risk prevention and landscaping	
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 a minimum.				
Improve station facilities and Avocet line utilisation to reduce the need to use A376 for private car journeys.	Upgrade to a 15 min service (See CA11).	Parish Council and Network Rail	Station facilities improved	

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/bridleway alongside the road.	Safety measure and promotion of sustainable transport.	DCC Highways		

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

Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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	Parish Council supporting ALRUG	
Improve station facilities to encourage greater use by the local community	Upgrade the village station with better waiting, ticketing and surveillance systems	Network Rail and train operating company	Station facilities and information improved	

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

Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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		
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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	Outcome up to 2018	2018 - 2031
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	Mix of housing in new completed housing developments	
Maintain tight-knit structure of Lympstone (see Objectives 3 & 4).			Several Community events run by Parish Council	

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	Outcome up to 2018	2018 - 2031
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			

CA 15- Retain and develop strong community groups and to help them develop				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
Ensure financial viability of community groups	Parish Council spending will be directed to build effective community groups.	Parish Council, and Community Groups	Parish Council grants have been provided to 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.			

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	Outcome up to 2018	2018 - 2031
Retain the village surgery	Maintain close working relationship	Parish Council, and Claremont Medical Practice	Parish grants have been provided to sports organisations	
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		

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

Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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	Village Hall and other premises are utilised by various keep fit enterprises	
Reduce the need to travel for the provision of facilities.			Youth Club refurbished by Parish Council and volunteers and new leaders appointed	
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	Land availability is a problem. Candy's Field being used for football club	

CA 18- School and Pre-school: The parish will served by primary school and pre-school provision.

Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
All parish children should be able to attend the pre-school in Lympstone	Priority in placement into the village school will be given to children from within the designated area.	Parish Council, Preschool providers	New Pre-school premises built and successfully operational	
All children within the Lympstone Primary School designated area should be able to attend school where there is sufficient capacity and where additional capacity can be reasonably be provided		Parish Council, School Governors, Devon County Council	Two new classrooms provided by DCC	
The Village Hall will continue to play an important part in the provision of facilities for		Parish Council, Village Hall Management Committee, preschool providers,	Pre school in own premises Village Hall and church used by Primary School	

the Pre-school and Primary School		Lympstone Primary School		
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CA 19- CTCRM: Maintain the “Special Relationship” between CTCRM and Lympstone community.				
Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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	Parish Council and church continue to provide links to CTCRM and CTCRM families	
Include CTCRM and their families in the community	Actively encourage and invite them into our community	Parish Council, Community Groups		
Maintain easy communication between families and serving members	Give priority of communication access	Parish Council, CTCRM		

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		
	Outcome up to 2018	2018 - 2031
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	Flood Risk from new developments continues to pose a problem. Parish Council and Flood Risk working group continue to take	Catchment area study will inform future decision making

appropriate, design and access statements should include a flood risk statement	this up with developers, EDDC, SWWA and Environment Agency. Catchment area study being carried out	
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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	Outcome up to 2018	2018 - 2031
Reduce car usage through the provision of better public transport and establishment of a car club and/or car sharing scheme and cycle parking provision.	Promote these developments	Parish Council,		

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

Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
Where possible measures will be taken to reduce flood risk below the 2013 level	<p>A Flood Risk Assessment will be carried out for flooding from the Wotton Brook and a 2013 baseline established</p> <p>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</p>	Parish Council, Environment Agency	Flood Risk surveys and a Catchment Area Study are being carried out. Close liaison with Environment Agency now in place	

Increase attention to the risk of flooding	The Parish Council will maintain two Flood Wardens to patrol the Wotton Valley and report any blockages within the Wotton Brook that could lead to flooding	Parish Council, Environment Agency	Flood Wardens appointed and training carried out.	
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	Flood Risk from new developments continues to pose a problem. Parish Council and Flood Risk working group continue to take this up with developers, EDDC, SWWA and Environment Agency.	

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	Outcome up to 2018	2018 - 2031
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			
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 be improved by traditional management of the land	Monitor compliance and adhere to EDDC policy	Parish Council	Parish Council reviews planning applications for compliance and highlights non-compliance in responses to EDDC
The “Coastal Protection”, “Green Wedge”, “AONB”, and “Pebblebed Heath” policies of EDDC will be strictly followed by the Parish	Monitor compliance and adhere to EDDC Policy.		

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

	Outcome up to 2018	2018 - 2031
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 Lymphstone 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 Land owners.	Planning Brief undertaken paid for from Government funds and rejected by Parish Council and landowners. Consultation meetings held to explain new planning application which is currently with EDDC.	

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

Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
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	Application adjacent to Wootton Brook recommended for refusal by Parish Council and refused by EDDC was overturned by Planning Inspectorate	

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

Objective	Actions	Responsibility	Outcome up to 2018	2018 - 2031
To retain and extend the existing Conservation Area	The existing Conservation Area will be retained.	Parish Council	EDDC carrying out a review of the Conservation Area	
	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 enforce conformity with the			

	Village Design Statement			
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