



LYMPSTONE PARISH COUNCIL

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20th February 2024

To All Members of the Planning and Transport Committee of the Parish Council,

You are summoned to attend a Planning and Transport (P&T) Committee meeting of Lympstone Parish Council, to be held **6pm on Monday 26th February 2024 in the Meeting Room at the Village Hall.** The business to be transacted is set out below.

Members of the Public are cordially invited to attend.

The agenda and all attachments can be found online at www.lympstone.org.

N. Linfoot

Cllr N Linfoot
Chairman to Planning and Transport Committee

AGENDA

	Public session	6.00
P&T 24/1	INFORMATION: Apologies	6.15
P&T 24/2	INFORMATION: To receive any Declarations of Interest	6.20
P&T 24/3	ACTION: Minutes – To confirm the minutes of the Planning and Transport meeting held on 27 th November 2023 (attached pgs 2 - 8).	6.25
P&T 24/4	INFORMATION: EDDC Strategic Planning Committee - proposal re eliminating green Wedges and LPC response to EDDC (attached pgs 9-10).	6.30
P&T 24/5	INFORMATION: Strategic Planning meeting resolution	6.40
P&T 24/6	DISCUSSION: LPC next steps – Environment, Ecological (unique nature of the area surrounding Lympstone), Green spaces housing density, Flooding	6.50
P&T 24/7	ACTION: LPC response – Consider views of members of the public, Political members (MP, District Cllrs), Press	7.00
P&T 24/8	DISCUSSION: Items for the next Agenda	7.10

Planning and Transport Committee Monday 27th November

Present: Cllrs Linfoot, Staddon, Francis, Minter, Gale-Hasleham Culhane and Moffa

Members of Public 1 – Jane Moffat

P&T 23/1 Apologies: Cllr Moffat for late arrival

P&T 23/2 Declarations of Interest

None

P&T 23/3 East Devon Local Plan Review

Answers given after discussion are highlighted in **turquoise** or written

Section 3: Questions about 'Made' (adopted) plans, with site allocations ONLY

Question 1a)

Which of the following statements best describes the current position regarding neighbourhood planning in your parish? (Please select one of the following options):

- 'Made' neighbourhood plan in place: no new neighbourhood plan-making activity underway.**
- 'Made' neighbourhood plan in place: review in progress.
- 'Made' neighbourhood plan in place: actively taking steps towards a new / updated neighbourhood plan.

Question 1b)

Which of the following statements best currently indicates your intentions (next three years) regarding neighbourhood planning in your parish? (Please select all that apply):

- Actively implementing our current neighbourhood plan**
- Reviewing our current neighbourhood plan
- Applying to change our existing Designated Neighbourhood Area
- Expecting to submit a revised, updated or new plan before the new local plan is adopted**
- Expecting to submit a revised, updated or new plan after the new local plan is adopted
- Unlikely to be undertaking any new / further neighbourhood planning-related activity
- Don't know
- Other: *please click on 'Add something else' to specify*

Question 1c)

Please give brief details to explain your answers above. Where relevant, include any indication of likely timescales and/or potential joint working with other parishes.

Our current Neighbourhood Plan was adopted in 2016 and does not have reference to current NPPF policy in addition to the 5 Year Land Supply problem therefore we would actively begin preparing a new to submit before the new Local Plan is finally adopted.

Question 1d)

Thinking about how your 'made' Plan has been used to date, please give your response to each of the following statements:

- We use the Plan in responding to consultations on planning applications. **Always**
- We monitor how the Plan and its policies are implemented. **Often**
- Our Plan and its policies are being considered in the determination of planning applications. **Sometimes**
- Our Plan and its policies are positively influencing planning decisions. **Sometimes**
- Our Plan and its policies are working as intended. **Often**

The question provides the following scale from which to choose your response:

Never	Sometimes	Often	Always	Too early to say / Don't know
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In the box provided, please give any brief details and/or examples to explain your answer above.

Until EDDC didn't have a 5 Year land Supply the plan was working effectively – now it seems it is not given any weighting in planning decisions.

Question 1e)

Please give a brief update of progress for each site allocation (please give site name or quote NP Policy reference to identify site, and include any relevant dates / timescales):

Jackson Meadow – 6 dwellings allocated 13 built in Jackson Meadow upper site – 19 built in total

Lympstone Nursery 6 dwellings in plan 10 built

Gulliford Close 15 dwellings

More dwellings delivered than plan allocated in the life of current plan

For example:

1. Policy MV11 (or Site at Local Lane) – No progress since allocation to date.
2. Policy WG05 (or Site at End Cross) – Initial meetings held with landowner and developer in Spring 2023. Planning application being prepared. Expected to be submitted before Christmas.
3. Policy TS01 (or Town Street Site) – Scheme was completed in May 2020 for 6 homes including 3 affordable homes and is now fully occupied.

Enter your response into the box provided.

Question 1f)

Where sites are proceeding towards delivery, or have already been completed, to what extent overall is this in line with the intention / requirements of your Plan?

5 Fully

Select your response on a scale of 1 to 5, where 1 is 'Not at all' and 5 is "Fully".

Question 1g)

Please give any brief details to explain your answer to Q1f above.

Charles Court for village preference of mixed design. Gulliford Close for 'pepperpotting' of houses.

Question 1h)

Where sites have not yet progressed to the stage of planning application / approval, please provide name and contact details of the landowner/developer, or state if not known/no permission to share.

(Note: we would like to this information to establish intentions for site delivery but will remove names and contact details before publishing survey responses)

Not Applicable

Question 1i)

Please use the space below to share any feedback (positive or negative) of your experience of allocating sites for development through your neighbourhood plan (in terms of the plan-making process and/or in plan implementation):

Negative - Charles Court as original plan approved had 6 dwellings. Plan changed beyond recognition for 10 executive dwellings.

Question 2a)

If you are currently progressing the preparation of a new / updated neighbourhood plan or are considering preparing / updating an existing neighbourhood plan within the next three years, how likely do you currently consider it to be that the plan will seek to allocate sites for development?

Yes – villagers expressed their preferences during village consultation.

The question provides the following scale from which to choose your responses for each type of development listed below:

Very unlikely	Unlikely	Unsure	Likely	Very likely
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- For housing/residential uses Very Likely
- For business/employment uses Likely
- Other use Likely
- For a mix of uses Recreational/residential Likely

Question 2b)

Please briefly give any details to explain/expand on your answers above, providing any information you feel it would be useful for us to be aware of:

A Housing Needs Assessment will be completed in the next few months and recommendations will be drawn from the information gathered.

(Note: Your answer might include reasons why allocations are unlikely, or to advise of work undertaken towards potential allocations, such as a Call for Sites, information and evidence gathered, number/scale of allocations and whether you have landowner agreement.)

Question 2c)

Please indicate the extent to which you agree that any of the following are issues / barriers to commencing or progressing neighbourhood plan making in your area.

The question provides the following options from which to choose your responses for each of the aspects listed below:

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
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- o Uncertainty about the new Local Plan Strongly Agree
- o Volunteer time available Agree
- o In-house staff time available to support Agree
- o Level of knowledge/skills/planning expertise Strongly Agree

- o Access to funding and/or paid-for support **Neutral**
- o Pending planning applications / proposals **Agree**
- o Level/type of support available from the District Council **St. Agree**
- o Uncertainty of need for/benefits of preparing a Plan (or updated Plan) **Agree**
- o Conflicting local views over how the area should develop **St. Agree**
- o Other **Neutral**
- o No particular issues/barriers to plan-making **Strongly Disagree**

Question 2d)

Please briefly give any details you wish to explain your answer to Q2c, or tell us about any other barriers or issues not listed above.

Concern the national political landscape is changing and uncertain and null and void any local work. The amount of time needed to prepare and have a plan accepted and then it becomes redundant because it is more than 2 years old.

Question 2e)

Please indicate the extent to which your town/parish council would feel confident in the following aspects of neighbourhood plan making listed below. Please select your answer from a scale of 1 to 5, where 1 is not all confident and 5 is fully confident.

- o Setting up a Steering Group to lead plan preparation. **4**
- o Undertaking local community engagement and consultations **4**
- o Applying for grant funding **5**
- o Gathering supporting evidence and information **4**
- o Undertaking work towards making site allocations **2**
- o Drafting planning policies **2**
- o Writing the Plan and supporting documents **2**
- o Identifying and securing external technical support, as needed **3**
- o Dealing with conflicting views on how the area should develop **3**

Please answer whether or not there is any prior or on-going neighbourhood plan activity or any future intent to prepare a neighbourhood plan. In giving your answer, please consider any known local resource available to the council, such as members of a neighbourhood plan group, or individuals with particular professional skills.

Question 2f)

Please briefly give any details you wish to explain your answer to Q2e above.

Neighbourhood Plan Working Group Commencing January 2024. Previous contributors to current plan being contacted as a starting point. Approaching Anne-Marie Bates for possible inclusion in group, making a village appeal for those willing to serve.

Question 2g)

Overall, if your community is likely to participate or continue to participate in neighbourhood planning, which of the following topics / themes do you consider to be of most interest / relevance in your area?

(Please select up to 6 options. If not applicable, please leave blank. If other, please specify at the prompt):

- o Design guidance / design codes
- o Development briefs or masterplans for individual sites

- o Policies/proposals to secure new housing of any kind (including affordable or self-build homes)
- o New or improved employment provision
- o New or improved community facilities, including recreational space
- o Influencing uses/proposals within a town or village centre
- o Policies / proposals to help development deliver environmental benefits
- o Policies / proposals to help development support delivery of local infrastructure improvements e.g. to footpath links.
- o Identifying and designating areas of green/open space for protection e.g. 'Local Green Spaces'
- o Identifying locally important Heritage Assets to assist with protection of the historic environment
- o Progressing community-led development (e.g. affordable housing via a Community Land Trust or a renewable energy scheme)
- o Use of a Neighbourhood Development Order (to grant planning permission for a particular development you wish to enable)
- o Don't know
- o Other: *please click on 'Add something else' to specify*

Question 2h)

Please provide any brief details or comments to expand on your answer to Q2g above, which you think it would be useful for us to know:

Conservation area, Heritage Assets, green wedge areas.

Question 3a)

If you have received any support from us with neighbourhood planning, how would you rate this?

Not Applicable for new plan as only just beginning work

Select your response from the 'emoji' scale shown, where selection of the most unhappy face denotes 'poor' and the happiest face denotes 'excellent'. 😊 current plan – previous members of group

Question 3b)

Please use this space to give us feedback on any neighbourhood planning support you have received, and/or to make any requests/suggestions for future support you would like to see:

Future financial support for Neighbourhood Planning Consultant

Question 3c)

Please use this space if you wish to make any other comments related to your Council's experience or future plans regarding neighbourhood planning.

Frustration at non enforcement of full and complete planning conditions on supposedly complete developments eg Gulliford Close bush planting, The Workshop unauthorised work left in place

END OF SURVEY

P&T 24/4 EDDC December Planning Committee Meeting

PC response to proposed development in Meeting Lane GH/ED/73 23/1269/MFUL

There is a timetabled planning meeting on 19th December, the applications submitted for consideration have not yet been published. However, it is likely the above application will be on the agenda. Hence proposed responses:

Traffic concerns – James Moffat with input from Jane Moffat

Flooding concerns – John Brewer LFRG

Policy concerns – Sue Francis LPC

Local Resident – Caroline Linfoot or Chair of Gulliford Residents Group

Biodiversity – tbc

ACTIONS: Cllr Culhane to email to find a speaker from Lymptone groups.

Cllr Linfoot to cost a small coach to transport residents to the meeting.

Check with Clerk for possible Herald and Facebook notices informing residents and calling for those wishing to attend.

P&T 23/5 EDDC Planning Policies The effect of energy efficient policies on conservation area.

The current EDDC guidance does not give allowance for modern solutions for energy efficiency etc. Policies for the Conservation Area and greener solutions are often diametrically opposed. The PC wishes to support renewable greener solutions within the Conservation Area providing they are within the boundaries of a practical solution and do not overtly harm the historic street scene. It was agreed that if a suitable application came forward that illustrates this contradiction the PC would, after decision at full council, fully support and push forward support at EDDC level.

P&T 23/6 Working Groups

A) Housing needs assessment

The need for the PC to commission a Housing Needs assessment became apparent at the joint meeting with Exmouth Town and Woodbury Parish Councils. The data this would produce gives weight to proposed planning options and development of new Neighbourhood Plan.

ACTION: Cllrs Linfoot and Staddon to set process in motion and come to January meeting with company and cost and parameters of survey. Also, to clarify if an Infrastructure assessment is part of the survey as this ideally would give much valuable additional information/data.

B) Parish Boundaries

During the joint meeting with Exmouth Town and Woodbury Parish Councils Cllr Jung's presentation showed some Parish Boundary changes to give extra protection for some areas. It was stated Boundary changes are possible but the

process is quite lengthy of approximately 2 years. To achieve any changes there would need to be meetings and agreement with Exmouth and Woodbury.

ACTION: Cllrs Minton and Moffat to investigate proposal and approach Woodbury and Exmouth to initiate discussions.

Rob Harrison from Beating the Bounds could give information and advice.

C) New Neighbourhood Plan Preparation

Working Group: Cllrs Linfoot Francis, Gale-Hasleham, Cullhane, Moffat, Jane Moffat

First step to write to previous Working Party Participants

ACTION: Cllr Francis to prepare suggested letter, submit to PC then circulate to previous Working Party participants

Call on Facebook and in Herald for those interested in volunteering to be part of group working on new plan.

Suggested Pre-Meeting in February to check on progress

Update in March

D) Planning Applications

Cllr Culhane attended a Nalc Planning Training presentation where an example of good practice was highlighted of a Local Council's (Seven Oaks) approach of empowering a Planning Committee to examine all applications and recommend response. Cllr Culhane suggested this approach be considered for LPC

It was felt that the example given was a much larger body and had many more applications to deal with than LPC. In our case every councilor has to consider the application and view appropriate documentation. (The Clerk prepares and circulates many of these prior to the meeting and has them for public display and discussion at meeting). In view of our current practices working quite effectively it was felt a dedicated group was not required at this time but this could be reviewed in future if needed.

P&T 23/7 Items for Next Agenda

None

Meeting Closed 7:50pm



Lympstone Parish Council - Response to Strategic Planning Green Wedge Assessment

Lympstone Parish Council would like to express in the strongest possible terms their frustration, astonishment, and opposition to the proposed policy reduction of the Green Wedge. It seems unbelievable that it can be reduced by 77% to potentially accommodate meeting housing targets but still claim there is no settlement coalescence.

There are seven paragraphs of the National Planning Policy particularly relevant to Green Wedges – Paras 35, 58, 73, 94, 109, 114.1 and 157.7 and 157.8. How these guidelines, which promote sustainable development and protect local valued landscapes, are still adhered to by reducing the area currently defined by such a large percentage is a mystery to us?

Paragraph 109 of the National Planning Policy states the planning system should contribute to and enhance the natural environment by 'recognising the wider benefits of ecosystem services' Hence we believe that:

- Green wedges are of particular importance to small settlements which are geographically close to other settlements. They perform a very significant function and, when limited in extent, are also potentially more vulnerable to development pressures.
- Lympstone has a limited geographical area, and due to risks of flooding along Wotton Brook, and infill development, there is very little public green space available for wellbeing and recreation. The NPPF states "planning policies should be based on robust and up-to-date assessments of the needs for open space, sport and recreation facilities."
- The green wedges, although farmed in part, do provide a refuge for biodiversity particularly for farmland and estuary birds which are important for Lympstone's biodiversity. They also provide a valuable ecological network linking the Exe Estuary SSSI and farmland, and have the potential to be allocated for nature recovery.
- Although not yet formalised, there is a clear public demand for greater areas of green space to be set aside for health, wellbeing, and increased biodiversity here in Lympstone. Last year's Wild About Lympstone event saw attendance by over a quarter of village residents, and feedback was clear on the desire for a wildflower meadow, community orchard and other areas set aside for nature recovery. Without the Green Wedge designation for most of the remainder of Lympstone's green fields, this land will be snapped up by the highest bidder, leaving the village with even less green space than before.
- With the expansion of Exeter, Exmouth and Topsham, and using the argument of sustainable transport by train or bike, there is a very real risk of an almost continuous urban coastal belt along the estuary side of the A376 from Exeter down to Exmouth Marina.

- It seems clear that this policy is being put forward to facilitate future development in areas which have the potential to endanger the village of Lympstone through an increased flooding risk. Three recent applications (2 at Thorne Farm and the proposed Meeting Lane development) have raised concerns and been challenged by Lympstone Flood resilience Group (LFRG) and DCC's own officers who have emphasised the dangers of water run-off from hard surfaces. The old norms of 1 in 100-year events for flooding are no longer safe data as recent events have demonstrated. Preserving the natural landscape is essential therefore to minimise the increased risks of these events occurring.
- The push to develop the approach to Exmouth is likely to undermine the town's role as a tourist destination and will harm the viability of farms in the area which can gain a significant proportion of their income through Bed and Breakfast activity.

In conclusion LPC would like to register strong concerns and opposition to these proposals that remove safeguards for our communities.

- We object to the unacceptable proposed reduction of Green Wedge which will eventually lead to widespread development and the inevitable coalescence of Exmouth and Lympstone.
- The planned construction of the Dinan Way link road, will remove further obstacles to development in the area and this will immediately enable greater coalescence between Exmouth and Lympstone.
- Land to the east of the A376, is having its current protection completely removed, thus potentially enabling the unwanted development of the whole of this area of agricultural land.
- This proposal clearly opens the door to unwanted 'ribbon' development.

This proposal is clearly contrary to National, DCC and EDDC environmental policies. With local infrastructure – especially roads, schools, health services, sewage, and water - already failing and unable to properly meet current needs this backdoor way into permitting further development is unacceptable and should not be ratified by your committee.

Lympstone Parish Council

9th February 2024