

KEY QUESTIONS FOR THE NEW LYMPSTONE NEIGHBOURHOOD PLAN

Introduction

In the Neighbourhood Plan 2015-2026, the vision for Lymstone identified three intertwined strands to ensure the village remains a special place to live and work. These were:

Community

Promoting and encouraging values, principles, and traditions.

Structure

Responsible development along with enhanced provision of amenities, with any new developments being in line with the village design statement and objectives in the Neighbourhood Plan.

Environment

Retention of our rural identity and independence from Exmouth with no steps towards coalescence.

What do you think are the successes of the plan?

What do you think are the failures of the plan?

What should be considered for the new Neighbourhood Plan 2026-2040?

Housing

The current plan allocated land for forty houses. Forty-four have been built on the allocated sites (with several other sites coming forward). The emerging EDDC plan identifies a number of sites for the proposal that 597 houses are to be built (2021 census lists 984 households in the Parish with 2323 residents).

A proposal of 597 represents a 60% increase in households with a potential increase of several hundred residents. This will be achieved by extending built-up area boundaries, building in green wedges, and ignoring the coastal protection areas.

Do we support building in the countryside on agricultural land?

Should we identify 'brown field sites' for further development (can you nominate a site)?

Should we emphasise the need for smaller more affordable homes, and single story for elder living. (Objective 3 in current plan, see also the comments in community regarding housing policy.)?

Infrastructure

There is serious doubt whether the supporting infrastructure of our community could cope with the proposed increase. We must consider what improvements would be needed prior to further large-scale development, particularly in the following areas.

Traffic

What road improvements would be required?

Medical facilities

Are our local GPs coping today? What affect will the proposed 18,000 houses in East Devon have on waiting times at RD&E Hospital?

Schools

Could the village school cope with more pupils? Would the Secondary school be able to take further children?

Water

South West Water is quite clearly failing already, especially with respect to sewage disposal. Without massive improvements how could it possibly manage hundreds of extra houses?

Public transport

Parking at or near Lypstone railway station is already problematic. How would a large increase in the number of people using the train be accommodated? Would the bus routes and reliability be sufficiently robust enough for expanded use?

Businesses

We are fortunate to have businesses in the village enjoyed by the community. These are a general store, a café, three public houses/restaurants, a hairdresser, an art gallery, and a fishery. With many more people now working from home, new business opportunities could arise.

Should we be identifying development areas for small businesses? If so what type of business and what type of employment would be created?
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The questions raised in the original Plan remain valid. They are:

How can the community best support its businesses?
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How can the community benefit from the Exe Estuary Trail?

How can the Parish benefit from new technology (since the original Plan, the improvements in broadband and online meetings have increased the number working from home)?
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Can we generate community led business activity?
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Would an increase in resident numbers support and improve local businesses or add to problems like car parking availability?
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Community, Leisure, and Wellbeing

The Covid pandemic and lock-down of 2020/21 had an effect on us all. Despite this, the clubs and community groups have recovered well, and almost all reported successful years at the annual Parish meeting. However, the group that is perhaps overlooked is those in their teenage years, who struggle to find clubs and activities to suit them. The Parish Council have a project to rebuild the youth club to provide a multi-use hub for all age ranges.

It is stressed in the current Plan that the community benefits from diversity in age, background, employment, and interests, so it is important that this is sustained. This should be remembered when housing policy is considered, as it is important that both young people setting up home, and older people wishing to downsize, can afford to stay in the community, and this should be a driver of housing policy.

What more could/should be done to improve the leisure and community facilities for the Parish?

We have a thriving Marine community who are an integral part of village life. What more can we do to assist those that settle in the village (even for a short time)?

Environment, Sustainability, and Design

Climate change concerns have ensured that all new buildings are designed to be carbon neutral, utilise renewable energy and reduce flood risk. The Lympstone Flood Resilience group are indefatigable in their efforts, both in advising on new developments and ensuring that all defences are in place. Wotton Brook is regularly monitored and tested, and the newly formed water quality group are championing water quality. A further green space at Front Meadow has opened, to extend the number of green areas available around the village.

What other initiatives could be considered to improve our village environment and mitigate the effects of climate change?

Please submit your comments by 30 June

... either by email to ...

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... or by post to

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