

Comments on emerging local plan

1 Spatial Strategy

Exeter is the regional centre and I feel that future development should be looked at over the whole TTWA for the city. It is unfortunate in this context that GESP was abandoned . I would like to see consideration given to a major urban expansion of Exeter to the north east rather than adding to villages to the South. Although outside the scope of this plan, I would suggest that the idea of a new town around Junction 27 of the M5 should be considered again.

2 Housing Distribution

Following on from the above I think the proposal for 197 houses for Lymptone (with the possible addition of another 100 if the second preference site is included) is totally wrong. The village has expanded since 2001 at roughly 50 houses a decade and as the Neighbourhood Plan notes this rate of development has felt 'comfortable' . This would give a figure of 80 over the period of the plan of which some 15 have already been built between 2020 and 2023. Lymptone has a basic range of facilities , very restricted parking in the centre of the village ,but no much needed sports ground. It has a 19th Century road network and equally outdated sewage system resulting in frequent overflows into the Estuary. It lies between two areas of international importance for nature conservation, the Exe Estuary and the Pebblebed Heath and development should therefore be restricted.

6 Development within Settlement Boundaries

The settlement boundary for Lymptone has been extended which leads to a presumption in favour of development in the long back gardens of properties fronting Church Road/Longmeadow Road. The corridor along the Wotton Brook is an important green lung for the village with a footpath running alongside the Brook. Development here would erode the tranquil nature of this area. The present settlement boundary, as in the Neighbourhood Plan, should be retained.

20 Exmouth and its Future Development

For its size Exmouth is very poorly provided with community facilities - only one large secondary school, a small hospital, a library in a Victorian school, an ageing leisure centre and little employment leading to many residents commuting to Exeter. The A376 is already over capacity and the Dinan Way extension , even if eventually built ,will not relieve this pressure at all. The sites proposed to the north east of the town are a long way from the town centre and the station . They are close to the Pebblebed Heath internationally important site for nature conservation . They are on a steep slope with the possibility of increasing the flood risk to Lymptone unless adequate drainage is provided. (If a similar size attenuation pond to that being provided for the current Goodmores development is required this would reduce the area available for housing considerably). The Local Plan 1995 -2011 had no allocation of land for housing. I would suggest that notwithstanding that Exmouth is the largest town in the District only very limited expansion is proposed until there is a major improvement to facilities and infrastructure, including the upgrading of the A376 to Exeter.

26 Development at Local Centres

As previously stated I believe that Lymptone should be treated as a village with only a modest allocation of land for housing . Regarding the individual sites

Lymp_01 - Little Paddocks, 22 Underhill Crescent, Lymptone, is proposed for 14 new homes.

Well related to the village but uncertain how access would be achieved - an approach along Longbrook Lane and Clay Lane would be very difficult.

GH/ED/72 - Land at Meeting Lane, Lymptone, is proposed for 131 new homes and 0.52 hectare of employment land.

This is a greenfield site in the Coastal Preservation Area. Development here would detract from the approach to the village and damage the setting of the listed Gulliford burial ground . Increased traffic from the site via either Meeting Lane or Nutwell Road to the A376 is undesirable.

GH/ED/73 - Land north west of Strawberry Hill, Lymptone, is proposed for 46 new homes and 0.18 hectare of employment land.

This is on the edge of the village and there is already a small estate of 15 houses to the south east. Although a greenfield site development here would not be damaging to the setting of the village . It still suffers from poor access from Meeting Lane. A phased development here incorporating much needed sports facilities would be a good option.

GH/ED/75 - Land off Grange Close, Lymptone, is proposed for 6 new homes.

This is well related physically to the village but is accessed via a private drive. It naturally drains into a small stream which feeds into the Wotton Brook via a culvert under Rose Cottage and Longmeadow Road. The area around Rose Cottage has repeatedly flooded and development would be best avoided here unless drainage can be diverted away from the stream.

Lymp 07

This is a second preference site . Permission for a mixed use development including 154 houses was rejected following a public inquiry in 2012. The inspector concluded that this is not a suitable site for housing because of the serious harm to the character and appearance of the area. I see no reason to change this view.

Chapter 7

This section is particularly welcome . Policy 34 regarding Embodied Carbon is welcome as it will hopefully lead to the reduction in the number of properties being demolished simply to build a grander replacement (Lymptone having many examples of this!)

Chapter 8

The housing policies are all worthy . However in Lymptone despite such policies for a mixture of housing types in the Neighbourhood Plan we have only achieved a range of 4 /5 bed (or larger) dwellings priced at £1m + !

63. Housing Density

I fully support this policy and hope that it will be strictly adhered to . Too many sites in Lymptone simply have had one or two large houses built on them when they are capable of accommodating far many more much needed smaller dwellings

78 Green Wedges

I strongly support this policy which is vital to retain the character and setting of Lymptone