

**East Devon Local Plan 2020 to 2040  
Preferred Options Reg. 18 Consultation  
Lympstone  
Representations on behalf of Mr and Mrs C Fayers  
9 January 2023**

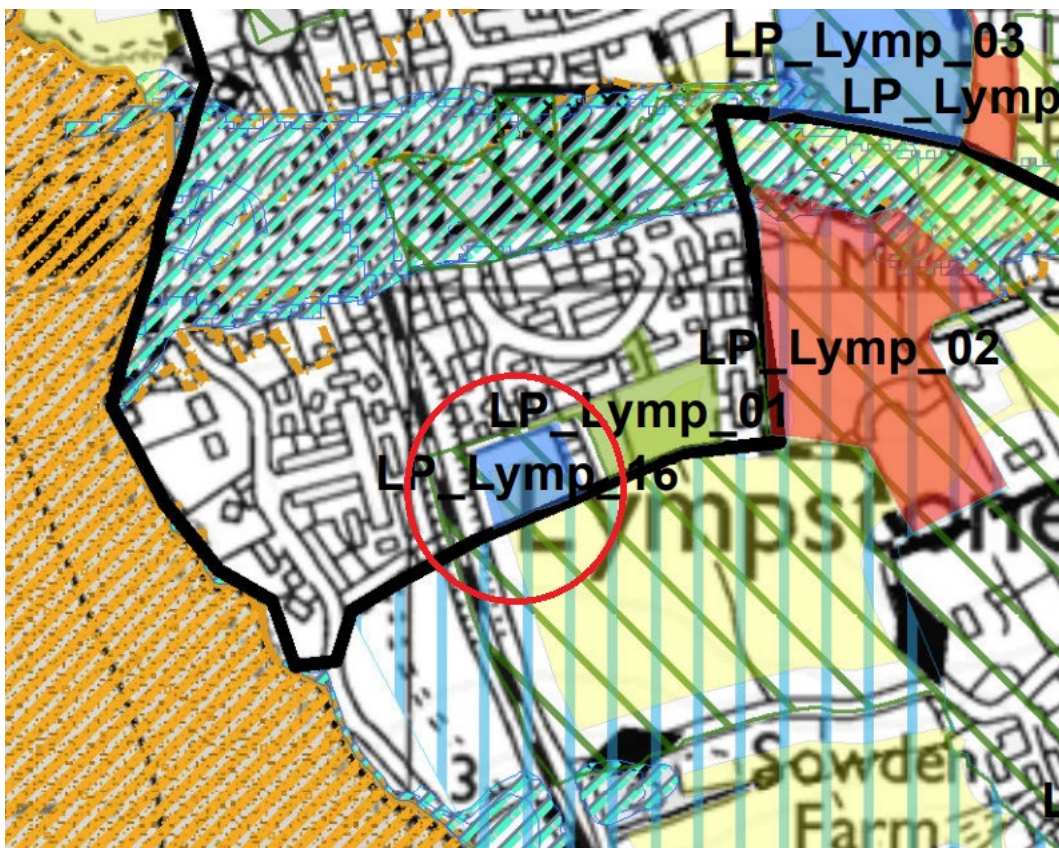
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## Introduction

On behalf of Mr and Mrs C Fayers we make the following representations on the East Devon Local Plan 2020 to 2040 - Preferred Options Reg. 18 Consultation (draft LP) in so far as it relates to Lympstone.

Mr and Mrs Fayers have an interest in Site Lymp\_16, which is identified as a site with planning permission in the draft LP. Outline planning permission for the construction of a single dwelling with annex accommodation was obtained on appeal by Mr and Mrs Fayers in 2022 (planning ref. 20/0933/OUT, appeal ref. APP/U1105/W/21/328445). A reserved matters application pursuant to the outline is currently pending (planning ref. 22/2410/RES).

The below extract of the Lympstone Map identifies Site Lymp\_16 in blue:



## Relevant Draft LP Policies

These representations address the following policies in so far as they relate to Lympstone:

- 1. Strategic Policy – Spatial Strategy
- 2. Strategic Policy – Housing distribution
- 6. Strategic Policy – Development inside Settlement Boundaries
- 25. Strategic Policy – Development at Local Centres

## Draft LP Proposals for Lympstone

Mr and Mrs Fayers support the spatial approach set out in the draft LP which identifies Lympstone as a Local Centre/Tier 3 settlement. Lympstone is considered to be a sustainable settlement with a range of services and facilities and is therefore well placed to accommodate the scale of development identified.

While Site Lymp\_16 is consented for one large dwelling with annex accommodation, it is considered the site could easily deliver up to 5 – 6 additional units – this figure being considered reasonable in light of the number of units identified as deliverable on the four preferred allocation sites – and therefore the realignment of the Built-up Area Boundary to include Site Lyp-16 is supported. This would allow additional development to come forward on this site which has been confirmed via appeal as being a suitable location for new development. The progression of the outline and reserved matters applications on the site demonstrates that the site is fully deliverable.

The identified preferred allocation of the adjacent Site Lymp\_01 (identified in green in the above local plan map extract) is also supported, with both sites considered as an appropriate location for future development at Lympstone.

The overall rationalisation of the Built-up Area Boundary, both to reflect previous built development and to identify suitable locations for additional future development, is considered reasonable and justified.

## Summary

In summary, Mr and Mrs Fayers support the approach to future development in Lympstone and in particular the inclusion of Sites Lymp-16 within the Built-up Area Boundary.

No amendments in respect of Lympstone are requested.

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