

Appendix D – Consolidated List of DMPs and CAPs

1. Development Management Policies

DMP 1 – Housing Allocations: - Future development up to 2026 will be allocated on the following sites:

- ✚ P1
 - Jackson Meadow (smaller) – 6 dwellings
 - 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)
 - Glebelands South – identified as a site with planning permission (for 15 houses).

DMP 2 – Goodmore’s Farm: - To ensure that disruption to the local Lympstone residents is minimised and that the local and wider Lympstone community receive appropriate funding from the development.

- ✚ P2 — There will be no change to the Lympstone Parish Boundary - CIL/Section 106 funds appropriate to this section of land will revert to Lympstone Parish, housing within this land will be part of Lympstone Parish in respect of rates and precept
- ✚ P3 — Affordable housing within this section of land should be considered as Lympstone when allocated
- ✚ P4 — The map shows “5Ha Employment Land” – this must be allocated to small business units for the benefit and employment of the local community. Large retail development or the relocation of the Hospital, Claremont Surgery, Police Station or Postal Sorting Office are specifically excluded
- ✚ P5 — The development as proposed must be time aligned with the construction of the Dinan Way extension
- ✚ P6 — Section 106/CIL funding must be made available for suitable 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 up to The Common.

DMP 3 - Location: - The community will retain its rural identity and resist coalescence with Exmouth.

- ✚ P7— Other than through the conversion of suitable rural buildings, new housing will not be permitted outside the Built up Area Boundary of Lympstone or Exmouth. Boundaries will be amended to include the allocation sites where these are outside the BUAB
- ✚ P8 — 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:
 - Justified on agricultural, horticultural or forestry grounds; or
 - Within a residential or employment site curtilage; or
 - Justified on sustainability grounds; or
 - Will provide a community facility or recreation route.

DMP 4 - Need: - New housing will, first and foremost, be required to meet the needs of the Parish community.


- ✚ P9 — A range of new housing sizes, types and tenures will be required, to ensure that all sectors of the community are catered for. There is particular need for:
 - -Affordable housing
 - -Two and three bedroom family homes
 - - Single storey homes adapted for the elderly

All planning applications for new development should demonstrate how these needs are to be met.



DMP 5 – Density & Scale: - To retain the community identity, developments must respect the character of the existing housing grain.

- ✚ P10 —To reflect the character of Lympstone, small/smaller scale developments of fewer than 10 dwellings will be preferred
- ✚ P11 —Density of housing will reflect the existing grain/density/pattern of surrounding development.




DMP 6 – Design:- Development should be of high quality design and should be sympathetic to the character of the village

-  P12 — New development should follow the guidance set out in the Village Design Statement:
- 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
 - Roof lights should be avoided, particularly on front elevations, with small pitched roof 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.



DMP 7 – Sustainability: - New development must contribute to the community objective of a greener and more sustainable existence.

-  P13 —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)
-  P14 —The EDDC Sustainability Objectives will be utilised by the Parish Council in the evaluation of any applications for new development. Applications will not be supported and rejection recommended if they perform badly against the objectives.

DMP 8 – Business Premises - Through the planning process encourage provision of small workshops and storage facilities for small businesses.

-  P15 — An allocation of small business units at Goodmore’s Farm will be available to Lympstone Businesses
-  P16 — 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
-  P17 — Actively support any planning application for change of use from residential to business so long as that business is in line with the Neighbourhood Plan and Village Design Statement.

DMP 9 – Retail Sector - Through the planning process encourage the retention and expansion of the retail sector of the community businesses.

-  P18 — Change of use from business to residential use will be not be permitted unless:
- o Economic unsustainability is proven
 - o The premises have been actively marketed to seek alternative buyers
 - o The premises have been offered to any community development organisation
-  P19 — Change of business use will be considered from retail to other uses if the proposal does not result in a reduction of employment opportunities.

DMP 10 – Parking: - Increase parking capacity within the village

- ✚ P20 – 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
- ✚ P21 – Priority will be given to schemes which seek to bring forward new off-street parking in excess of the statutory minimum, including garages
- ✚ P22 – Lynchfield development will be given “Enabling Development” status to increase parking at the eastern end of Longmeadow Road.

DMP 11 – 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

- ✚ P23 – All new development will take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption
- ✚ P24 – Energy from renewable and low carbon sources will be used where it will not harm the character or appearance of the parish and the landscape
- ✚ P25 – All new development will include measures to ensure that there is no increase in flood risk through the adoption of sustainable urban drainage schemes and the use of permeable surfaces for parking areas and other hard landscaping. All applications for new development will contain a flood risk assessment and details of compliance to these measures .

DMP 12 – Natural Environment; protect the open character of the land within the parish, and maintain the “special designation” areas that enforce this objective

- ✚ P26 – The setting of the East Devon Way will be protected and where possible improved by traditional management of the land
- ✚ P27 – The “Coastal Protection”, “Green Wedge”, “AONB” and “Pebblebed Heath” polices of EDDC as they relate to Lympstone Parish will be strictly maintained in persuit of this objective.

DMP 13 – Open Space: retain all current public open spaces and seek to extend them where possible.

- ✚ P28 – The existing publicly owned open spaces – Cliff Field, Avenue Field, Candy’s Field, The Green and The Rag will be maintained along with Lympstone Common
- ✚ P29 – The Heathfield Allotments will be retained and provision made in new development for residents to have space for growing vegetables.
- ✚ P30 –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.

2. Community Action Policies

CAP 1 : —Design; Existing design principles will not be corrupted by new building design		
Objective	Actions	Responsibility
New building design must enhance the existing design	New development will follow the design principles set out in the Village Design Statement.	Parish Council and EDDC
Ensure that the Village Design Statement is relevant for 21stC	The Village Design Statement will be updated, once the Conservation Area Appraisal is formally accepted, and will be referred to EDDC for acceptance.	Parish Council and EDDC
CAP 2 : —Technology: - Ensure that Lympstone is not compromised by the lack of technology infrastructure		
Objective	Actions	Responsibility
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.	Lympstone residents and technology users; Parish Council.
A fast broadband service of at least 10 MB will be available throughout the community.		
CAP 3 : —Rural Land Use: - Adapt local farming to the 21st Century in order to provide work opportunities		
Objective	Actions	Responsibility
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 the landscape.	Resist planning applications that seek to encroach on agricultural land and put it out of future agricultural use.	Parish Council
Support low carbon projects and community supported agriculture.	Appoint a Parish Council 'champion' to liaise with any Local Landowner should a key diversification or new agricultural project be proposed.	
Promote and support local landowners and farmers in diversifying from traditional farming into 21C sustainable projects.		
CAP 4 : —Premises: - Through the planning process significantly increase the number of small workshops and storage facilities for small businesses.		
Objective	Actions	Responsibility
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 and town 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 and local businesses
Rural land use – Maintain the high quality rural environment whilst providing work and leisure opportunities.	Enhance the 'Business' page on the community web site to provide potential investors with information and guidance.	

CAP 5 : — Traffic: - Traffic through the parish must be managed to reduce speeds and increase public safety		
Objective	Actions	Responsibility
Promote and support traffic management measures to reduce speeds 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
	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 markings and signage.	Parish Council and Devon County Council
CAP 6 : —Parking:- Increase parking capacity within the village		
Objective	Actions	Responsibility
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
	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
CAP 7 : — Exe Estuary Trail: - Ensure the long term sustainability of the Trail through Lympstone		
Objective	Actions	Responsibility
Maximise the social and economic benefits to the community whilst at the same time minimising the safety risks and other negative impacts.	Lobby, discuss, plan and secure with DCC, Sustrans, Network Rail and other parties an alternative route for the trail alongside the railway line from Lympstone Village Station to Sowden End Bridge with clear access points to the village.	Devon County Council, Parish Council, community and action groups
	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.	

CAP 8: — Footpaths; the existing series of footpaths within the Parish will be maintained and where necessary increased.

Objective	Actions	Responsibility
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
	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.	
	Establish a footpath between Jackson Meadow and the village (near to the church).	Parish Council
	Explore the practicality of and pursue the development of a footpath from Dinan Way to Kings Garden Centre, and a bridle way adjacent to Hulham Road.	Parish Council and Devon County Council

CAP 9: — Dinan Way Extension: - Minimise the detrimental effects to the environment and character of the local landscape

Objective	Actions	Responsibility
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
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 minimum.		
Improve station facilities and Avocet line utilisation to reduce the need to use the A376 for private car journeys.	Upgrade to a 15min service (See CAP10).	Parish Council and Network Rail
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/bridle way alongside the new road.	Safety measure and promotion of sustainable transport.	DCC Highways

CAP 10 : — Railway: -Improve the frequency and quality of service on the Avocet Line		
Objective	Actions	Responsibility
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
Improve station facilities to encourage greater use by the local community.	Upgrade the village station with better waiting, ticketing and surveillance facilities.	Network Rail and train operating company
CAP 11: — Bus: - Improve transport infrastructure within the community and to neighbouring communities.		
Objective	Actions	Responsibility
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
CAP 12: — Balanced community: The diverse and balanced population of the village will be maintained since this creates a dynamic sense of 'community'.		
Objective	Actions	Responsibility
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
Maintain tight-knit structure of Lympstone (see Objectives DMP 3 & DMP 4).		
CAP 13: — 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
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.	
CAP 14 : — Retain and develop strong community groups and to help them develop		
Objective	Actions	Responsibility
Ensure financial viability of community groups.	Parish Council spending will be directed to build effective community groups.	Parish Council and 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.	

CAP 15 : — Wellbeing : People in the parish will find it easy to get support and facilities to help them remain healthy

Objective	Actions	Responsibility
Retain the village surgery.	Maintain close working relationship.	Parish Council and Claremont Medical Practice
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

CAP 16 : — Leisure: People in the parish will benefit from a wide range of leisure activities

Objective	Actions	Responsibility
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
Reduce the need to travel for the provision of facilities.		
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

CAP 17: — School and Preschool: The parish will be well served by primary school and preschool provision.

Objective	Actions	Responsibility
All parish children should be able to attend the preschool In Lympstone.	Priority in placement into the village school will be given to children from within the designated area.	Parish Council, Preschool providers
All children within the Lympstone Primary School designated area should be able to attend the school where there is sufficient capacity and where additional capacity can reasonably be provided.		Parish Council, School Governors, Devon County Council
The Village Hall will continue to play an important part in the provision of facilities for preschool and Primary School.	Provide an adequate long term stream of funding.	Parish Council, Village Hall Management Committee, preschool providers, Lympstone Primary School

CAP 18: — CTCRM – Maintain the “Special Relationship” between CTCRM and Lympstone community.		
Objective	Actions	Responsibility
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
Include CTCRM and their families into the community.	Actively encourage and invite them into our community.	Parish Council, Community Groups
Maintain easy communications between families and serving members.	Give priority of communication access.	Parish Council, CTCRM
CAP 19: — 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
Reduce car usage through the provision of better public transport and the establishment of a car club and/or car sharing scheme and cycle parking provision.	Promote these developments.	Parish Council
CAP 20 : — Flooding; the risk of flooding in the lower village and along the Wotton Valley must not be increased		
Objective	Actions	Responsibility
Where possible measures will be taken to reduce flood risk below the 2013 level.	A Flood Risk Assessment will be carried out for flooding from the Wotton Brook and a 2013 baseline established.	Parish Council & Environment Agency
	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.	
Increase attention to the risk of flooding.	The Parish Council will maintain two Flood Wardens to patrol the Wotton Valley and report on any blockages within the Wotton Brook that could lead to flooding.	Parish Council & Environment Agency
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
CAP 21: — 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
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	Parish Council
Important woods and copses and significant individual trees will be retained and maintained	Utilise TPOs where necessary	

CAP 22: — Open Space; retain all current public open spaces and seek to extend them where possible.		
Objective	Actions	Responsibility
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
CAP 23 : — Historic and Built Environment; Maintain the high quality historic and built environment of the community		
Objective	Actions	Responsibility
To retain and extend the existing Conservation Area.	The existing Conservation Area will be retained.	Parish Council
	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 ensure conformity with the Village Design Statement.	