

East Devon Local Plan 2020-2040

Site Selection report

Lympstone



Report for Strategic Planning Committee, Sept 2024

East Devon – an outstanding place

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Lympstone. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Lympstone:
 - Lymp_02 is probably unachievable in the HELAA due to poor access.
 - Lymp_03 already has planning permission.
 - Lymp_04 is probably unachievable in the HELAA due to poor access.
 - Lymp_11 is not within or adjacent, or otherwise well-related, to Lympstone.
 - Lymp_16 is below site size threshold so not suitable in the HELAA.

□ **INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES**

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

- GH/ED/71 is not within or adjacent, or otherwise well-related, to Lymestone.

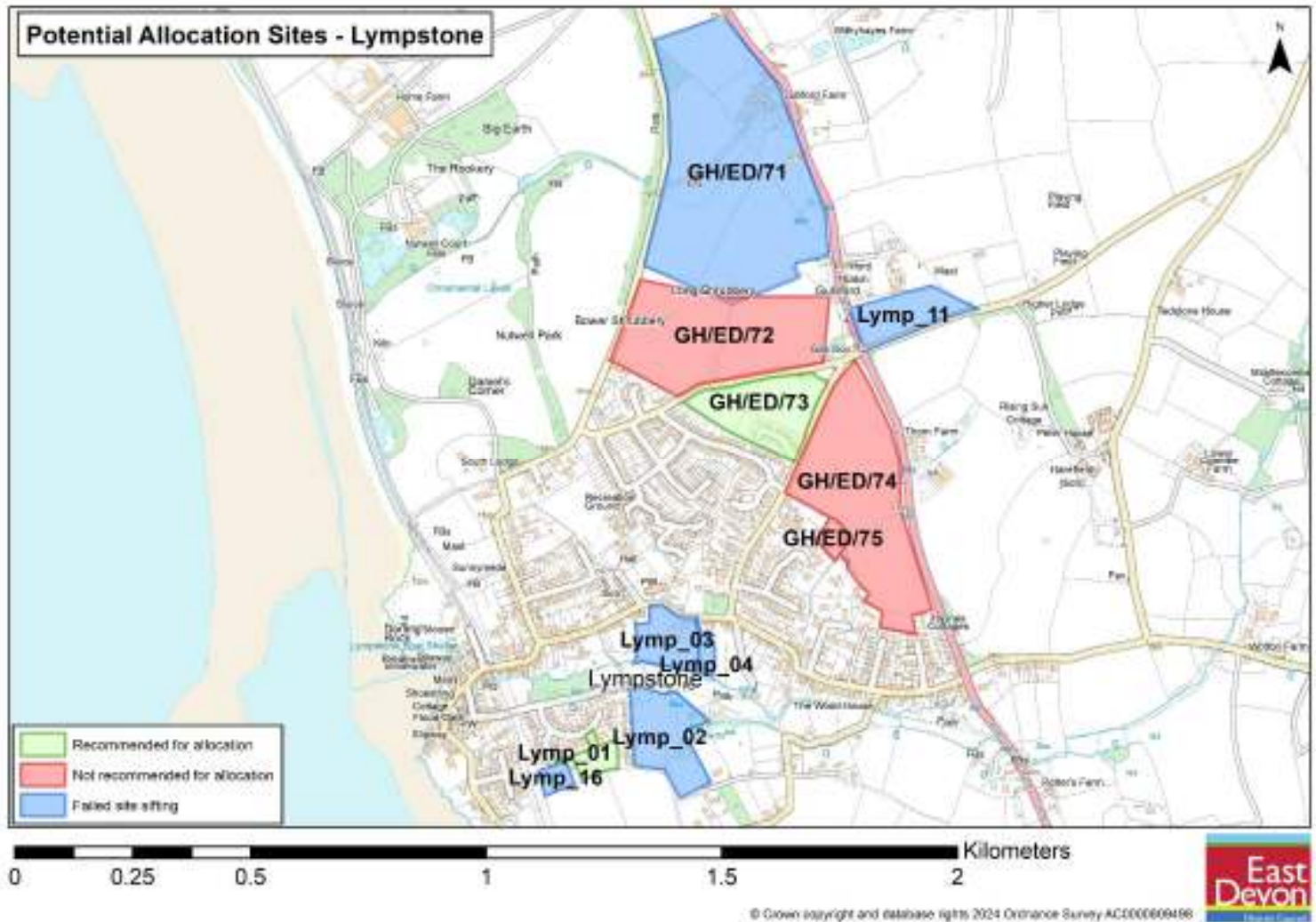


Figure 1.1: Overview of Site Selection findings at Lymestone

Site reference	Number of dwellings / hectares of employment land	Allocate?
Lymp_01	8 dwellings	Yes
GH/ED/72	131 dwellings	No
GH/ED/73	42 dwellings	Yes
GH/ED/74	141 dwellings	No
GH/ED/75	3 dwellings	No

2 Site Reference Lymp_01

Site details

Settlement: Lympstone

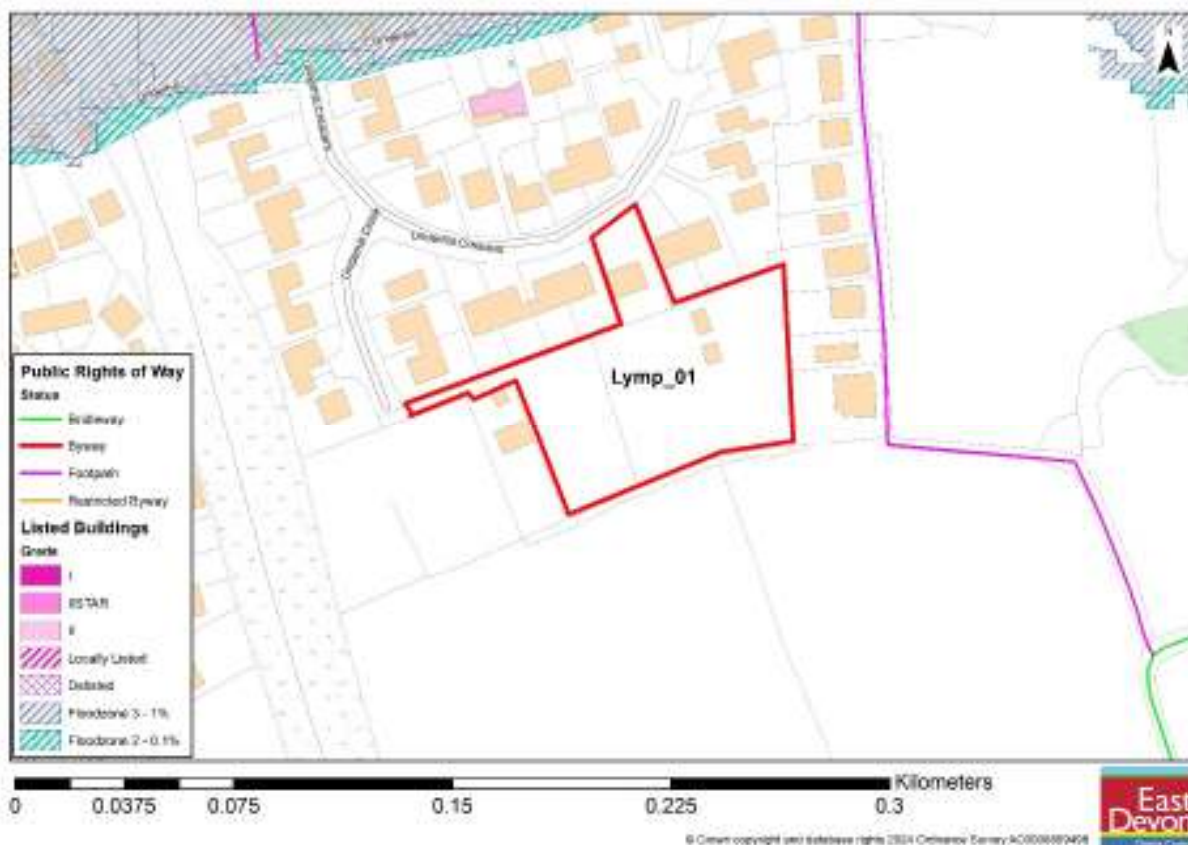
Reference number: Lymp_01

Site area (ha): 0.58

Address: Little Paddocks, 22 Underhill Crescent, Lympstone, Devon, EX8 5JF

Proposed use: Residential

Site map



Photos



View from Underhill Crescent, looking south towards the site



View from Underhill Close, looking at western edge of site



Overhead photo of Lymp_01

Site Assessment Summary and Conclusion

Infrastructure

Access: Site seems to access off Underhill Crescent, involving the demolition of number 22. The necessary visibility will be required but potentially ok as on the outside of a bend. DCC Education: 50+ha development proposed some closer in towards Exmouth. Lympstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.

Landscape

Fairly level garden and field adjacent to Lympstone. Site adjacent to Coastal Preservation Area and features multiple small parcels of land with some garden areas. Mature trees across site, mature hedgerows throughout. Nevertheless, small scale site with existing dwellings around provide a built context, and overall, low landscape sensitivity to new development.

Historic environment

Grade II listed Sanctuary (47m) is well screened from the site by residential property. Overall, low impact.

Ecology

Nature Recovery Network (75m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (75.6m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

8 out of 12 facilities within 1,600m of site.

Other constraints

High cumulative flood risk in Strategic Flood Risk Assessment. Grade 3 agricultural land in strategic assessment. Planning application 24/0674/FUL for two dwellings in western field is pending a decision.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Connect to existing footpath on Underhill Crescent/Close.

Yield (number of dwellings or hectares of employment land)

8. Applying the HELAA methodology results in 14 dwellings, but this is reduced to reflect the character of the area of large detached and semi-detached dwellings.

Contribution to spatial strategy

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location with a low impact on the landscape and historic environment, with minor adverse ecological impact that can be mitigated with relative ease through the planning application process.

If whole site is not suitable for allocation, could a smaller part be allocated?

n/a

3 Site Reference GH/ED/72

Site details

Settlement: Lymestone

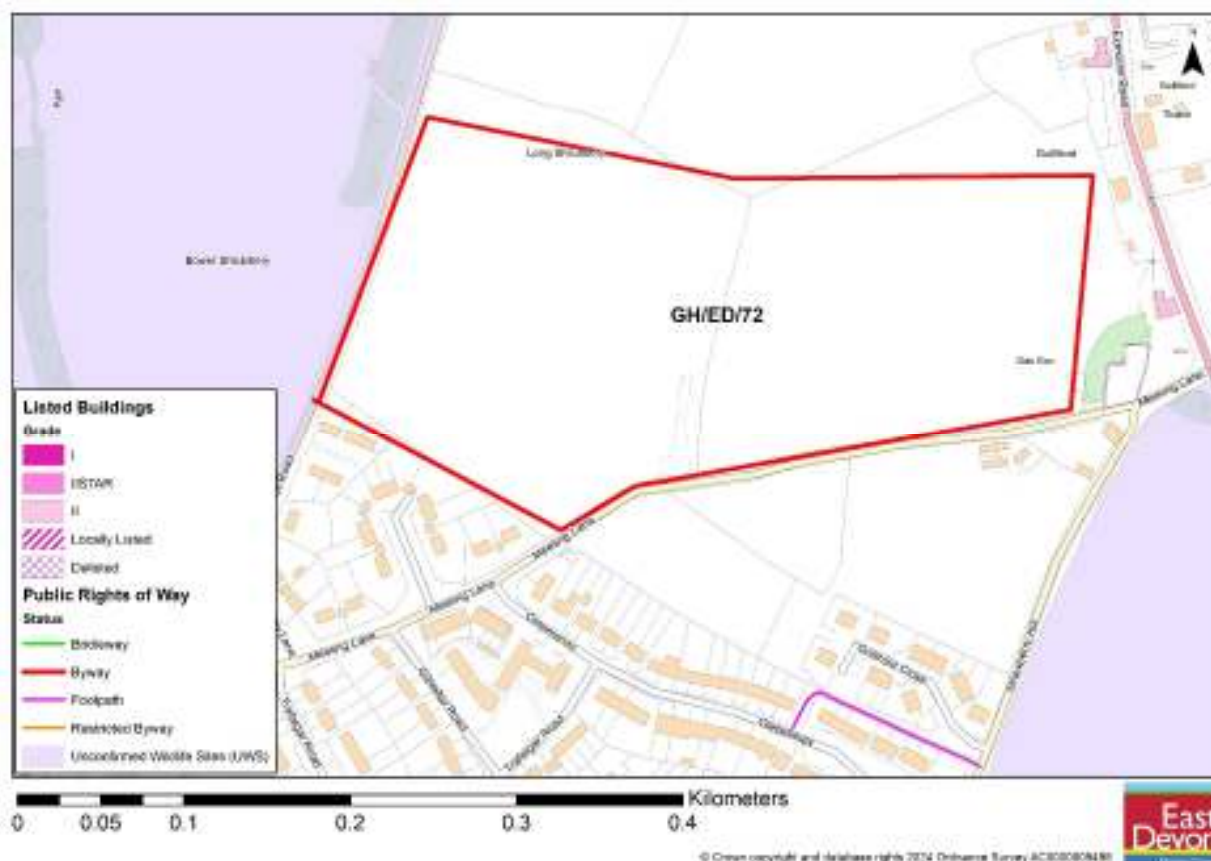
Reference number: GH/ED/72

Site area (ha): 7.77

Address: Land at Meeting Lane, Lymestone

Proposed use: Residential

Site map



Photos



View across the western part of the site, from Nutwell Road, looking towards existing homes



Looking north from Meeting Lane, across the western part of the site



View from south east edge of site on Meeting Lane. The two large grey agricultural buildings are visible, located in the centre of the site



View from centre of site, looking west. Grade II* listed Nutwell Court is visible behind trees in the centre of the photo, and the Exe Estuary beyond

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access to this site could be gained from Nutwell Road to the west or Meeting Lane to the south. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lympstone Village. Site would need to provide improved road infrastructure.

Landscape

Two fields with modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Views of site generally show an undeveloped,

wooded skyline, but lightly settled on SW edge where there are existing dwellings. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m). Site is however well screened to/from the most significant assets. Also Nutwell Court, an attractive parkland around a Grade II* country house is adjacent to west boundary. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Nature Recovery Network, Unconfirmed Wildlife Site, S.41 habitat all just beyond site boundary. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

8 out of 12 facilities within 1,600m of site. Both Nutwell Road and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on southern edge where there is an existing housing estate.

Other constraints

Small area of 1/100 yr surface water flood risk in SW part of site. High cumulative flood risk in Strategic Flood Risk Assessment. West field is Grade 1 agricultural land, east field is Grade 3.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

DCC Draft LP response notes a culverted unmapped ordinary watercourse appears to cross centrally across this site, and opportunities to daylight and enhance this watercourse should be sought.

Yield (number of dwellings or hectares of employment land)

131

Contribution to spatial strategy

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lympstone.

Should the site be allocated?

No

Reasons for allocating or not allocating

Medium/high landscape sensitivity. Medium impact on historic environment with 3x Grade II listed assets within 100m, with potential harm to Nutwell Court, an attractive parkland around a Grade II* country house adjacent to west boundary. Part (west field) Grade 1 agricultural land.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

4 Site Reference GH/ED/73

Site details

Settlement: Lympstone

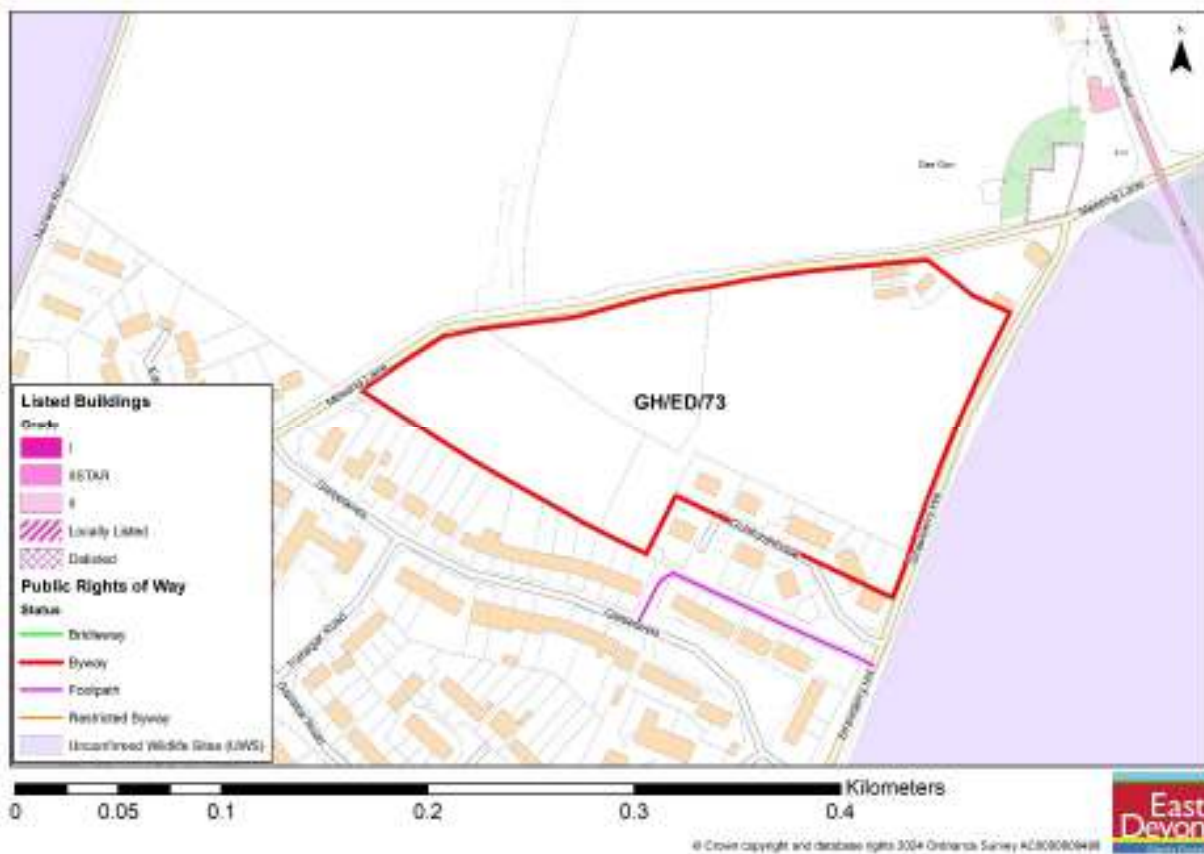
Reference number: GH/ED/73

Site area (ha): 3.15

Address: Land north west of Strawberry Hill, Lympstone

Proposed use: Residential

Site map



Photos



View from western edge of site, on Meeting Lane, with existing houses on Gulliford Close visible on the right



View from north east edge of site, on Meeting Lane. Existing homes on Gulliford Close and Glebelands overlook the site



View across the western part of the site, from Meeting Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. Access could be gained from Meeting Lane to the north or Strawberry Hill to the southeast. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lympstone Village. There is a PROW adjacent to the southern boundary of the site. Site would need to provide improved road infrastructure.

Landscape

Three level irregularly shaped fields bounded by hedgerows and mature trees. Enclosed by two lanes on the NE edge of Lympstone, with existing dwellings along southern boundary and to NE. Historic character with lost orchard and ridge and furrow in central part of site. Bounded by historic hedgerow, with many trees in western part that enclose the site. Within Coastal Preservation Area. Overall, medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), but this heritage is physically and contextually separate from the site. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

8 out of 12 facilities within 1,600m of site. Both Strawberry Hill and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on NW edge where there is an existing housing estate.

Other constraints

Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 (covering W part of site) and grade 3. High cumulative flood risk in Strategic Flood Risk Assessment. Planning application 23/1269/MFUL for 42 dwellings is pending a decision, but recommended for approval subject to a legal agreement and conditions at Planning Committee 20.08.24.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

DCC Draft LP response notes a culverted unmapped ordinary watercourse appears to cross centrally across this site, and opportunities to daylight and enhance this watercourse should be sought.

Yield (number of dwellings or hectares of employment land)

42. Applying the HELAA methodology results in 46 dwellings, but this is reduced slightly to reflect the rural character of the area.

Contribution to spatial strategy

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location with medium landscape sensitivity and minor adverse ecological impact that can be mitigated with relative ease through the planning application process.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A.

5 Site Reference GH/ED/74

Site details

Settlement: Lympstone

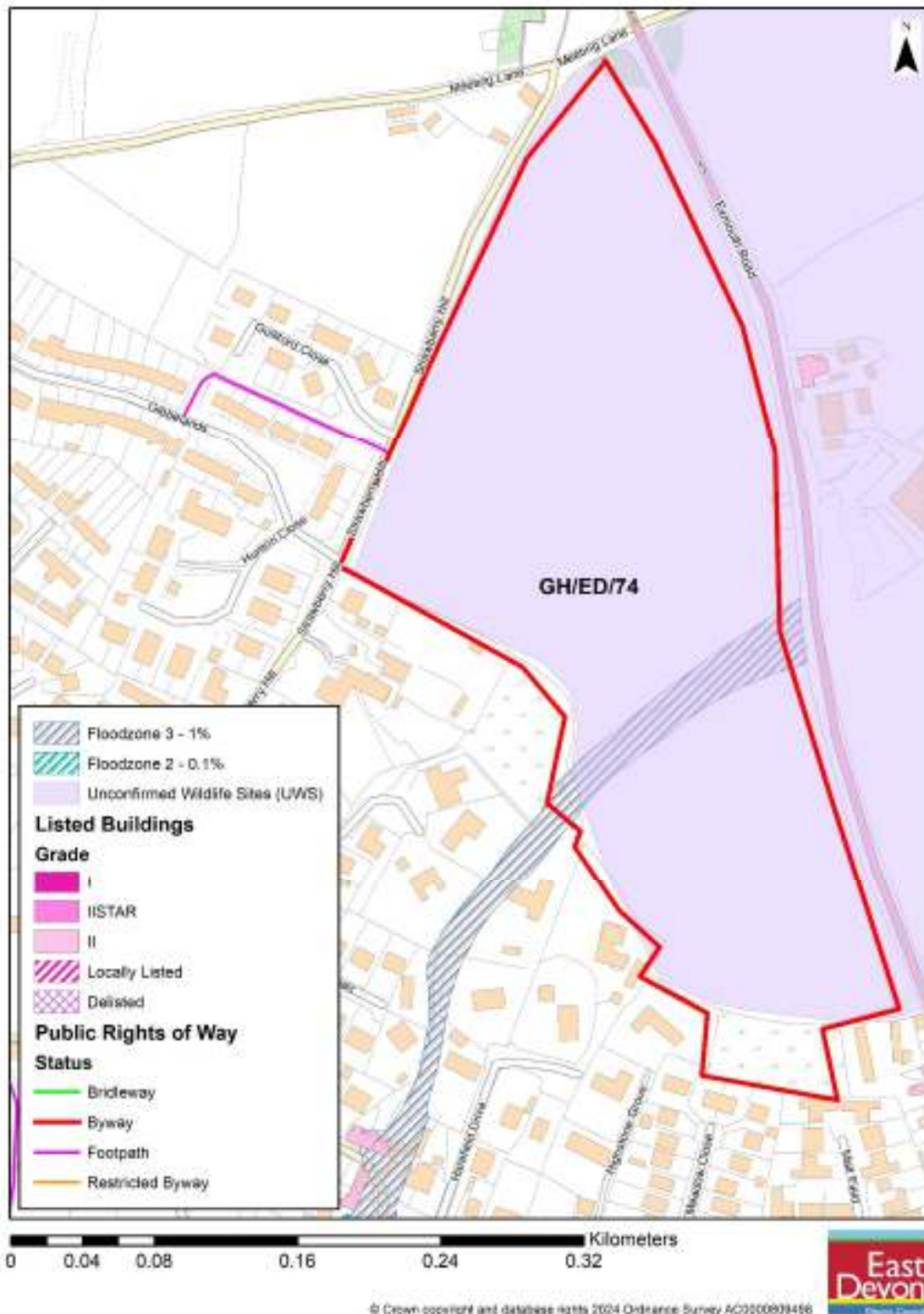
Reference number: GH/ED/74

Site area (ha): 8.28

Address: Land at Strawberry Hill, Lympstone

Proposed use: Residential

Site map



Photos



View of site from junction of A376 and Meeting Lane, looking south



View from northern edge of site, at junction of A376 and Meeting Lane



Overhead photo of GH/ED/74

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access could be gained from the A376 Exmouth Road to the east or from Strawberry Hill to the northwest. The site is 300m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lympstone Village. Site would need to provide improved road infrastructure.

Landscape

Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Parkland with field trees landcover. Little context of existing built form, despite being located on the edge of the settlement. Experiential character degraded in part by human disturbance from A376 along E boundary. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). Overall, medium: no significant effects which cannot be mitigated.

Ecology

Site is shown as an Unconfirmed Wildlife Site, other key issues are Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

8 out of 12 facilities within 1,600m of site. Likely access routes, either/or the A376 and Strawberry Hill, lack footpaths, so uncertain whether suitable pedestrian access can be obtained.

Other constraints

Grade 3 agricultural land. Noise from traffic along the A376 on eastern boundary. High cumulative flood risk in Strategic Flood Risk Assessment.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

141

Contribution to spatial strategy

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lympstone.

Should the site be allocated?

No

Reasons for allocating or not allocating

High/ medium landscape sensitivity to new development. Medium impact on historic environment with 3x Grade II listed buildings within 100m. An Unconfirmed Wildlife Site with a significant moderate adverse effect on ecology. Poor pedestrian accessibility. Whilst the site in

isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

If whole site is not suitable for allocation, could a smaller part be allocated?

No.

6 Site Reference GH/ED/75

Site details

Settlement: Lympstone

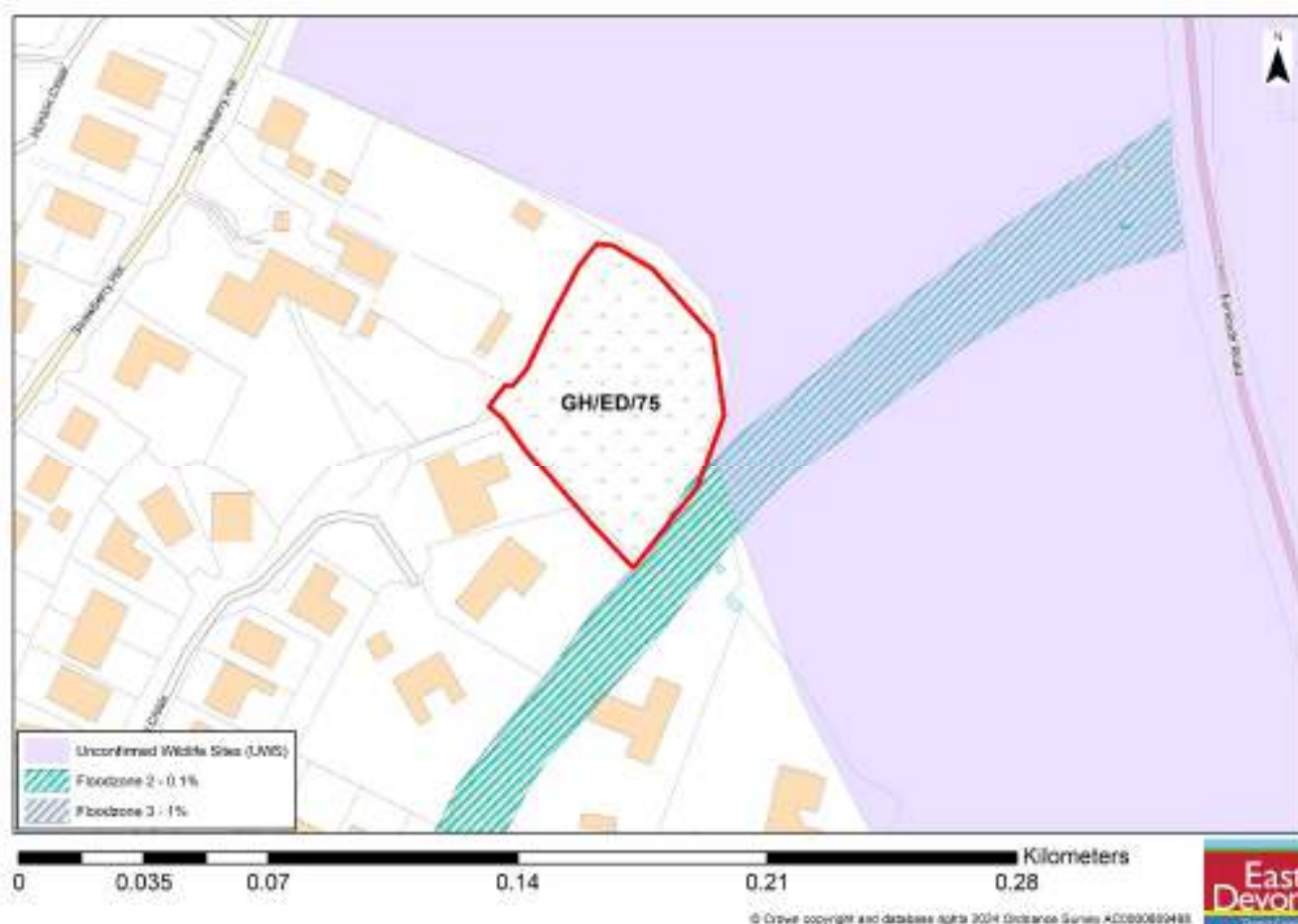
Reference number: GH/ED/75

Site area (ha): 0.35

Address: Land off Grange Close, Lympstone

Proposed use: Residential

Site map



Photos



View from Grange Close looking north east towards the site (image from Google Streetview)



Overhead photo of GH/ED/75

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lypstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include

changes to the catchment area. DCC Highways: Access to the county highway may be possible to the site from Grange Close. However, the restricted nature of this access will limit the number of dwellings that can be achieved. The site is 1km away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lypstone Village. Site would need to provide improved road infrastructure.

Landscape

Site is enclosed by low density development to W and mature trees to E with limited public views. Existing landcover appears to scrub. Historic hedgerow with trees along E boundary. Well related to existing settlement edge. Within the Coastal Preservation Area. Overall, the site has a low landscape sensitivity to new development.

Historic environment

Assets Present: No assets within 175m of site. Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Unconfirmed Wildlife Site (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted.

Accessibility

8 out of 12 facilities within 1,600m of site. Likely access of Grange Close, where there is an existing footpath that can be used by pedestrians, although Strawberry Hill and Church Road beyond lack footpaths.

Other constraints

Flood zone 3 and 1/30 yr surface water flood risk runs along SE boundary. High cumulative flood risk in Strategic Flood Risk Assessment. Grade 3 agricultural land quality.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

3. Applying the HELAA methodology results in 6 dwellings, but this is reduced as it would be much greater density than adjacent suburban development. Also, mature trees to eastern and western site boundary may be vulnerable to development/ post occupation damage.

Contribution to spatial strategy

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

Should the site be allocated?

No.

Reasons for allocating or not allocating

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location; with low landscape sensitivity and minor adverse ecological impact that can be mitigated with relative ease through the planning application process. However, following further assessment, the local characteristics of low density, urban fringe, development means that the standard HELAA yield of 6 dwellings should be reduced to 3 – below the threshold of 5 dwellings to be considered for allocation in the Local Plan.

If whole site is not suitable for allocation, could a smaller part be allocated?

No.