
From: Clerk NPH Parish Council [REDACTED]
Sent: 01 February 2018 17:14
To: Planning Policy
Subject: EDDC Village Plan - main modification consultation response.

Dear PP Team

Further to the request for submissions in response to the recent main modifications, Newton Poppleford and Harpford Parish Council met recently to consider its proposed submission to the consultation, as follows:

" Whilst Council supports the Village Plan in principle, incorporating the main modifications as proposed, it is concerned that some of the wording used in the modified plan is fairly ambiguous and open to misinterpretation whereupon the perceived wishes and views of the parishioners are not followed simply by virtue of an alternate interpretation of those same "loose" policies and strategies.

As has already been made clear, any land outside of the BUAB (and not specifically allocated for development within the Local Plan) is designated as "countryside" and, as such, is subject to more restrictive policies on use and future development: however, that fact that the proposed Village Plan allows for "exception" sites lends itself to be challenged by the communities it purports to protect against rapacious and unsympathetic development.

Strategy 6, for example, states that the target is "more residential completions within the BUAB than outside of the BUAB" but Council feels it is pertinent to reaffirm its unease at this wording given the existing 40+ dwellings already proposed for the village within the BUAB especially if, taking that statement at face value, another 39 could be built or approved "outside" the BUAB on an "exceptional basis" if this modified wording was accepted without opposition or demur. Housing need should drive development, not housing targets!

The modified report already highlights the pressures on the village from traffic along the A3052 and the poor pavement facilities for pedestrians along the same stretch of arterial highway and Council wishes to set in stone its intent and policy that any future development be considered only if the village environment be protected, that village air quality be improved, or at the very least, stabilised and that traffic safety - to vehicles and people - be at the forefront of planning considerations in the future.

History, regrettably, does not support the principle of putting the community before development and therefore Council asks that the wording applicable to modifications in the plan be properly considered and formulated so as to leave no doubt about what the residents of Newton Poppleford treasure and hold dear.

Village life and the related amenity are sacrosanct as far as Council is concerned and the elected Councillors of this authority would take a very dim view of any attempt to force unwanted development on this village via the back door approach of "reinterpretation" of adopted policies for political or housing expediency "

Many thanks

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Paul Hayward
Clerk to Newton Poppleford and Harpford Parish Council

