

Appendix H Informal Consultation with EDDC

Please note that policies, projects and pages have been amended and renumbered in subsequent drafts of the Neighbourhood Plan.

2nd November 2016

Ottery St Mary and West Hill Neighbourhood Plan initial feedback

Thank you for giving us the opportunity to comment on the first draft of the Ottery St Mary draft Neighbourhood Plan before the pre-submission consultation. We greatly appreciate being consulted at this stage as it provides an ideal opportunity to iron out initial issues prior to undertaken the formal regulation 14 consultation. Clearly a lot of hard work has been undertaken and we wish to offer our congratulations to the Neighbourhood Plan group and to those that contributed to the plan for reaching this stage of the process. Having read through the plan and sought comments from other departments in this council I have laid out feedback in the bullet points below. Not wishing to lay out in detail every minor correction, it is worth noting that we did observe a number of spelling errors and grammatical mistakes throughout the documents and whilst this is not a particular issue at this stage, we would advise for the plan to be proof-read before undertaking the formal pre-submission consultation.

I would stress at the outset that this letter provides informal officer comments only that relate to matters that you may feel warrant attention or consideration. We have not had the opportunity to seek member opinion or views on your plan and these views are expressed without prejudice to any officer or Council opinion (including potential formal or informal objections) that may be made at a later date. We are seeking to be helpful and constructive in views expressed but it is important to recognise that it is your plan and the clear onus will be on you justifying plan content and satisfying yourselves that through your work you have followed correct procedures as applicable to your role in Neighbourhood Plan production.

Comment	Response / action
General- It is worth noting that recent examinations at Bishops Clyst and Stockland have removed the boxes referring to relevant policies of the Local Plan on the basis that they form a subjective list and do not necessarily add anything to the Neighbourhood Plan policy.	Noted – references to LP policies removed throughout
Para 2.3- It may also be worth mentioning the relationship to the parish with Cranbrook.	Agreed
Page 13- Last image should perhaps refer to the d-day event as a 'commemoration' rather than a 'celebration'.	Agreed
Para 2.9- It might be worth mentioning that the parish has seen significant development since 2011 and this may have impacted upon age profiles etc.	Para amended
Page 15- as above	Agreed

Page 16- A reference should be made to appendix 3 to direct people to a map of where these designations are located.	Agreed
Page 17- The image of Coleridge's memorial is provided but there is no mention of its relevance.	Amended
Page 18- This section could perhaps recognise issues with accessibility and capacity of the Sidmouth Road from the town to the Bowd in particular.	Amended
Para 3.25- This should refer to the Open Space "Study", not "Assessment". Also could go into this in more detail – OSS review highlights undersupply of allotments, amenity open space, parks and recs, and youth play space but assessment is for Ottery St Mary parish as a whole. It will require updating to account for separate OSM and West Hill parishes. The OSS doesn't highlight a need for new sports pitch facilities in West Hill – the Playing Pitch Strategy does. With regards to the statement about being 'generally well served' it is worth noting that quality and accessibility improvements are needed even where quantity is apparently sufficient overall.	Noted. Section re-written
Chapter 6- section should consider referencing the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines 2008 and corresponding management guidelines set out for the Landscape character areas and types.	Noted. Amended
NP1-Consider rewording to 'maintains the rural character of the area'.	Amended
Para 6.8- It may not be appropriate for applicants to include a short design statement where the nature of the development is not relevant to the criteria in question. A solution may be to add the words 'where relevant' before the start of the second paragraph.	Noted
NP3- On the fourth criteria point, it is unclear what would be considered an 'unacceptable' loss of off street parking. This will require clarification.	Noted
NP4- A green wedge between Ottery St Mary and West Hill was considered by the Inspector during the examination of the Local Plan. I have reproduced information we provided in the written statement regarding the issue below: 3. Ottery St Mary Town Council proposes a Green Wedge between Ottery St Mary and West Hill. Is this necessary to make the Plan sound? 3.1 A Green Wedge between Ottery St Mary and West Hill is not necessary to make the plan sound. Green Wedges are proposed where there is a strategic need to prevent settlement coalescence so that the separate identities and	Green Wedge policy NP4 removed. Section and NP4 re-written as Settlement containment policy.

<p>landscape settings of the East Devon settlements are retained. Green Wedges are proposed along the Exe Estuary to help avoid the creation of unrelieved development along the Estuary. They also perform a strategic function in relation to the direction of growth of Exeter and Cranbrook. In the case of Budleigh and Knowle and Seaton and Colyford the settlements are much closer than Ottery St Mary and West Hill. Proposed Strategy 7 of the local plan, which seeks to protect the countryside from unwarranted development, is sufficient to ensure that the individual identities of West Hill and Ottery St Mary are protected.</p> <p>As this approach was agreed with by the Inspector, it might be advisable to reword the policy as something other than a green wedge to make it clearly distinct from the strategic policy in the Local Plan.</p>	
<p>NP5- In the evidence base, I was unable to locate a LGS pro-forma for the Ottery St Mary Primary School Playing Field. There also appeared to be a pro-forma for the skate park off Thorne Lane which does not appear to be stated in the policy. There is also a mistake in the pro-formas which includes tranquillity as a criterion twice and misses historic value. Consideration could be given to inclusion of the tennis courts off Winters Lane and the Tipton St John Primary School playing fields. To make navigation of this policy easier for the reader and examiner, it is advised that each Local Green Space designation to be individually numbered, the pro-formas numbered and a corresponding map provided in the appendix.</p>	<p>This section has been extensively revised</p>
<p>NP6- To provide clarity, this policy requires a clear map showing the important views and viewpoints as there is a concern that the policy could be used to argue against any development that would in some way affect these views.</p>	<p>Provided in Evidence Base</p>
<p>NP7- Not all development proposals will increase the risk of flooding and therefore it would be unreasonable to expect them to deliver SUDS or reduce existing surface water runoff rates even where possible. It is also important to bear in mind viability considerations and no evidence has been provided which suggests that all development schemes would be able to include SUDS and still remain viable- in the local plan SUDS are only required for major development. The second paragraph is largely unnecessary as it duplicates National and Local planning policy. Areas of 'high flood risk' are also undefined. Surface water drainage is a matter for the Lead Local Flood Authority, which is Devon County Council, not the EA. Also, the final decision rests with the planning authority, not DCC/EA, and therefore it might better to say 'to be agreed</p>	<p>NP7 deleted and section revised</p>

with the LPA in consultation with the LLFA' or something like 'reduce surface water runoff rates to greenfield rates + 40% for climate change'. We are only obliged to consult the LLFA on major applications whereas the policy suggests that their advice should be sought on all proposals.	
Page 38- an unusual image of allotments to include in a section on flood risk.	Image replaced
NP9- The first paragraph indicates that Natural England designates County Wildlife Sites which is incorrect as this is done by a steering group managed by the Devon Biodiversity Records Centre. The third paragraph of the policy includes an unnecessary statement that Local Plan policy EN5 will be applied in certain instances.	Now NP8. Revised
NP10- It is unnecessary to state that proposals will have to comply with Local Plan Policy TC2 as this will be the case regardless.	Now NP9. Revised
NP11- The final criteria point reads more as a community action than a planning policy.	Now NP10. Final bullet point removed.
NP12- This is an ambitious and interesting policy. It is unnecessary to state that the wider policies of the Neighbourhood Plan and Local Plan will need to be met- policies are not looked at in isolation. It is unclear what is meant by 'projects led by the individual named planning applicants' and this requires further clarity. Further clarity is also required on whose responsibility it would be to assess potential applicant's eligibility for such a scheme and on what grounds they would qualify- housing need from a council perspective are people registered on Devon Home Choice and in bands A-D. Evidence should be provided as to why 100sqm is deemed an appropriate level to cap the property size. Criteria point 6 is also unclear as it states that applicants will 'normally' be the prospective occupiers but no clarification is provided in what circumstances they wouldn't be. A similar scheme operated in Shropshire caps the future resale value of the property at 60% and no evidence is provided as to why 80% would be considered affordable for people in need in East Devon, where the average property price is considerably higher. With this in mind, it is questionable as to whether anybody in affordable housing need would be able to afford to build or buy a house under this policy bearing in mind the need to be in possession of a suitable piece of land.	Extensively revised
Para 7.10- Housing and Planning Bill included the provision to exclude Starter homes from rural exception sites as defined under Local Plan Strategy 35.	Noted. Revised
NP13- This policy unnecessarily states that proposals will be subject to meeting other Neighbourhood Plan and Local Plan policies.	Amended

NP14- This policy unnecessarily states that proposals will be subject to meeting other planning policy requirements.	Amended
Para 7.19- The last published version of the IDP is March 2015.	Noted
Para 7.20- The IDP is a live document and will be updated. It is based upon necessary infrastructure that is crucial to deliver the Local Plan and should not include projects that remedy existing deficiencies unless they are to be made worse by new development. It is unclear if these projects have been assessed under these criteria and whether they are intended to be included in the revised IDP for East Devon.	Noted. Amended
NP15- It would be advisable not to specify the particular types of infrastructure that will need to be addressed as there may be other types e.g. open space that should be addressed depending on the application.	NP15 amended
NP16- The second paragraph unnecessarily states that proposals will be subject to meeting other Neighbourhood Plan and Local Plan policies.	Amended
NP17- This policy unnecessarily states that proposals will be subject to meeting other Neighbourhood Plan and Local Plan policies.	Amended
NP18- This policy unnecessarily states that proposals will be subject to meeting other Neighbourhood Plan and Local Plan policies. It would be useful to have a map showing the location of these facilities.	Noted
Para 7.32- 'Football Pitch on Butts Road' should be amended to 'Ottery St Mary Football Club'- there is more than one pitch there. With regards to the recreation facilities in Ottery St Mary, it should also be mentioned that there is football pitch next to the play area on Clapps Lane.	Amended
Project 5- Although this is tackled through project 13, it would be useful to cross reference this project with identifying a new playing pitch for West Hill.	Amended
NP19- The first paragraph is unnecessary as this duplicates local plan policy. The term 'good design' is unspecific. It is questionable whether we could insist on a travel plan to be provided for all applications so it might be advisable for this to be 'encouraged' rather than required.	NP 19 amended
NP20- This policy seems to be rather permissive in that it would allow for new or enhanced tourist facilities anywhere within the Neighbourhood Area regardless of location. We feel that policies E19 and E20 are sufficient to support the aims of the Neighbourhood Plan whilst being more robust as to what we would require from an application.	NP 20 deleted

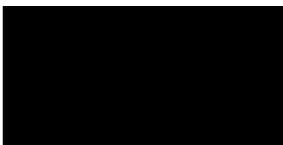
<p>NP21- The second criteria point does not currently make sense as written, the words 'the proposal comprises' are required at the beginning of the sentence. It is also unclear whether criteria points 3 and 4 are optional following the use of 'or' after the first criteria. If the proposal is an extension to an existing site, it is also unclear as to whether the third criteria point applies to the site as a whole- what would stop any applicants putting in multiple proposals?</p>	<p>Revised. Now NP20</p>
<p>NP22- It is unclear as to whether this would permit live-work units in all circumstances, regardless of location. Again, it is unnecessary to state that proposals will need to accord with other policies in the Neighbourhood Plan and Local Plan.</p>	<p>Now NP21. Revised</p>
<p>NP23- In the third paragraph, the words 'once completed' are unnecessary to include.</p>	<p>Now NP22. Revised</p>
<p>NP24- You cannot attach planning policy weight to a document which may or may not be produced in the future and the scope of which is unclear. This issue was tackled at the recent examination into the Stockland Neighbourhood Plan.</p>	<p>Now NP23. Revised</p>
<p>NP25- This policy unnecessarily states that proposals will be subject to meeting other Neighbourhood Plan and Local Plan policies.</p>	<p>Now NP24. Amended</p>
<p>NP26-The first criteria point should refer to 'high quality design'. Consideration could perhaps be given to include a criterion ensuring that if the site is used for the new primary school then it does not compromise the ability of the Kings School to expand further in the future. This policy unnecessarily states that proposals will be subject to meeting other Neighbourhood Plan and Local Plan policies.</p>	<p>Now NP25. Amended</p>
<p>NP27- Under criteria point 5, it may not be appropriate to require a tree survey on all applications if they will not affect trees. With regards to the final paragraph, national guidance advises that design and access statements are now only required where the application is for major development, in a designated area or is for listed building consent.</p>	<p>Now NP26. Amended</p>
<p>NP28- This policy imposes a blanket and inflexible approach allowing no development in the AONB under any circumstances. This goes beyond national guidance which states that major development in these areas should be refused in these areas except in exceptional circumstances. It might be worthwhile crafting a new policy as if Strategy 35 of the Local Plan were to change in the future, then this policy would be longer be relevant.</p>	<p>NP 28 deleted and chapter extensively re-written</p>
<p>NP29- Whilst you could encourage it, it is unlikely that we would be able to insist on the provision of a play park as 5 houses would not generate that level of need. Further</p>	<p>Now NP27. Amended</p>

clarification is required as to what the intended route would be with regards to the delivery of a footpath to the north and south- perhaps the linkages could be identified in the inset map? Is this allocation expected to be delivered with a target of 50% affordable housing as per LP Strategy 34? This policy unnecessarily states that proposals will be subject to meeting other Neighbourhood Plan and Local Plan policies.	
Appendix 1- The title should be called 'Ottery St Mary and West Hill Parish Neighbourhood Plan...' The key should identify the new BUAB for West Hill as only a current proposal by EDDC and subject to change. The 'indicative desirable safe pedestrian/cycle link' along west hill to OSM should be a different colour to differentiate it from the B roads. The map shows lots of dark grey areas which are not referred to in the legend so is slightly confusing for the reader. Could the areas outside the NP boundary be greyed out? No north arrow, scale or copyright has been included.	Amended
OSM inset map- The title should be called 'Ottery St Mary and West Hill Parish Neighbourhood Plan...' The grade II and II* buildings are virtually indistinguishable due to the colours being similar. The area occupied by the electricity substation next to the strawberry lane recreation ground should be removed from the LGS designation. The LGS designation for the football club misses out the youth pitch on the opposite side of the lane on the north side of the main pitches. The 'flood alert area' should be re-titled as 'Flood Zone 2'. 'Approved planning applications' should be amended to say 'major'. No scale or copyright has been included.	Amended
OSM TC inset map- The title should be called 'Ottery St Mary and West Hill Parish Neighbourhood Plan...' The blue building on the side of Yonder Street has not been included in the legend. Should the map include a reference to the area where public realm/ highway safety improvements will be focused on? No north arrow, scale or copyright has been included.	Amended
West Hill inset map- The title should be called 'Ottery St Mary and West Hill Parish Neighbourhood Plan...'. 'Approved planning applications' should be amended to say 'major'. The 'flood alert area' should be re-titled as 'Flood Zone 2'. No north arrow, scale or copyright has been included.	Noted
Alfington Inset map- The title should be called 'Ottery St Mary and West Hill Parish Neighbourhood Plan...'. The 'flood alert area' should be re-titled as 'Flood Zone 2'. No scale or copyright has been included.	Noted
Tipton Inset map- - The title should be called 'Ottery St Mary and West Hill Parish Neighbourhood Plan...'. 'Approved planning applications' should be amended to	

say 'major'. The 'flood alert area' should be re-titled as 'Flood Zone 2'. No north arrow, scale or copyright has been included.	
Appendix 2- As previously discussed, these should be mapped if possible.	Noted
Appendix 3- It is unclear what the blue lines and reference numbers are.	Noted
Appendix 5- This could benefit from the inclusion of a map. Consideration could be given to listing the schools and the artificial grass pitch at Kings School/Leisure Centre.	Noted

As a final point, have the group considered the need to ask East Devon District Council to screen the draft plan as to whether it would require a Strategic Environmental Assessment as required by the Environmental Assessment of Plans and Programmes Regulations 2004? We would be happy to discuss this further with you.

Yours sincerely



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East Devon District Council