

Appendix I Pre-submission Consultation Publicity

Press release December 2016

Issue of the Consultation Draft of the Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill.

The draft Neighbourhood Plan for the parishes of Ottery St Mary and West Hill has now been completed to draft stage and will be ready as soon as the working party has completed a little more work required on it for it to go to public consultation.

Over the past two years The Ottery St Mary and West Hill Working Group has held consultations with the public and gathered evidence for the plan. East Devon District Council have had an initial, informal review of it and indicated some minor amendments which are now been addressed.

The working party held a meeting in January to discuss any issues that they have with the draft. There are a few which we are now seeking expert advice on. It is intended that it will be published on Ottery St Mary Town Councils website and hard copies will be available to view at the council offices by appointment. There will also be dates publicized in the New Year for various venues where the public can come and see the draft and read the policies, meet members of the working group with a suggestion box for any issues and suggested amendments which will be more than welcome.

This consultation period will last for a period of six weeks.

During this time other statutory consultees will be consulted and any relevant landowners and community organizations that may be affected by the plan will also be identified and consulted.

Following the 6 week consultation the feedback received will need to be summarised in a report and put alongside the feedback from the initial workshops held during September and October 2015.

The final neighbourhood plan along with the consultation feedback and amendments will then be sent back to East Devon District Council for consultation with an independent identified examiner. We hope to be ready to do this in April 2017. After any modifications the examiner suggests we hope to go to a public referendum in May-June 2017 and have our plan in place soon after.

So look out for further up dates in the New Year.

Cllr. Jo Talbot

Chair of the Neighbourhood Plan Working Group

The Parishes of Ottery St Mary and West Hill have had a hard time over the past few years. The number of new houses has far exceeded the number we thought we were going to get and all without any thought about infrastructure and traffic issues. The Neighbourhood Plan has allowed us to look at these issues and voice an opinion that hopefully will enable us to look out for our parishes in the future and shape them as we the residents want them. It has flagged up the need to look at Ottery St Mary town centre and consider ways to improve the visitor experience and a Regeneration Group has been formed to this end. It has been hard work getting the Neighbourhood Plan to the point we are now at and we hope it covers most of the concerns and aspirations the residents have. We look forward to working towards the completion and adoption of the Plan. 2017 is going to be an interesting year when West Hill will become its own parish but regardless of this it will still be part of the Neighbourhood Plan area and will work alongside Ottery St Mary parish in enabling the plan to be robust and constructive.

Tipton Times (carried Press release)

Alfington Parish Pump

From the Winter 2016/17 issue

NEIGHBOURHOOD PLAN UPDATE - *by Cllr. Jo Talbot, Chair of the Neighbourhood Plan.*

The draft Neighbourhood Plan for the parishes of Ottery St Mary and West Hill has now been completed, and will soon be ready to go to public consultation.

Over the past 18 months the Ottery St Mary and West Hill Working Group has held consultations with the public and gathered evidence for the plan. East Devon District Council have had an initial, informal review of it, and indicated some minor amendments which have now been addressed.

Early in January 2017 the working group will hold a meeting to discuss any issues they have with the draft, and it will be ready for public view and consultation. Its intended to publish it on Ottery St Mary Town Council's website, and hard copies will be available to view at the council offices by appointment. Dates will also be publicised in the New Year for various venues where the public can come and see the draft, read the policies, and meet members of the working group. There will be a suggestion box for any issues and suggested amendments - which will be more than welcome.

This consultation period will be six weeks. During this time other statutory consultees will be consulted and any relevant landowners and community organizations that may be affected by the plan will also be identified and consulted. Following the consultation, the feedback received will need to be summarised in a report and put alongside the feedback from the initial workshops held during September and October 2015.

The final neighbourhood plan, along with the consultation feedback and amendments, will then be sent back to East Devon District Council for consultation with an independent identified examiner. We hope to be ready to do this in April 2017. After any modifications the examiner suggests, we hope to go forward to a public referendum in May-June 2017, and have our plan in place soon after that.

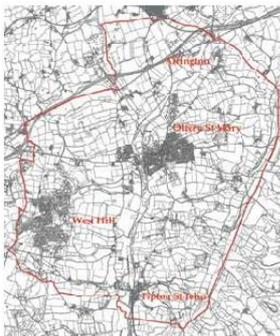
Look out for further updates in the New Year.

Leaflet & Poster

Leaflet delivered to all households in the Parishes

Your invitation to view, discuss and comment on the latest draft of

THE NEIGHBOURHOOD PLAN FOR THE PARISHES OF OTTERY ST MARY AND WEST HILL 2017–2031



THE NEIGHBOURHOOD PLAN
WILL SET OUT A FUTURE VISION
FOR OTTERY ST MARY AND
WEST HILL PARISHES.

IF YOU LIVE ANYWHERE
IN THE TWO PARISHES,
PLEASE COME ALONG AND
HAVE A LOOK AT THE LATEST
DRAFT PLAN.

YOU CAN SEE THE PLAN,
DISCUSS ITS CONTENTS,
AND SHARE YOUR VIEWS
AT ANY OF THESE DROP-IN
CONSULTATION SESSIONS:

ALFINGTON VILLAGE HALL (next door to the church) – Saturday 3rd June, 10.30 to 3.00.
WEST HILL VILLAGE HALL – Friday 9th June, 2.30 to 7.30.

TIPTON ST JOHN COMMUNITY HALL – Saturday 10th June, 10.30 to 3.00.

WIGGATON CHURCH – Thursday 15th June, 10.30 to 3.00.

OTTERY ST MARY, THE STATION – Saturday 17th June, 10.30 to 3.30.

If you can't attend a drop-in session, you can still view the plan and provide feedback at:

The Council Offices, Ottery St Mary by appointment.

Telephone 01404 812252 or email admin@otterystmary-tc.gov.uk

West Hill Village Hall – on the table in reception or contact West Hill Parish Council.

Telephone Margaret Hall on 01404 813470, Jo Talbot on 01404 814232 or email westhillpc@yahoo.com

Tipton St John Community Hall, or by appointment with local councillor Geoff Pratt.

Telephone 01404 814106 or email gs.pratt@btinternet.com

Wiggaton by appointment with local councillor Geoff Pratt. Contact as above.

Alington Stores and Service Station during normal opening hours.

Comment forms and more information are also available on the Neighbourhood Plan section
of the Ottery St Mary Town Council website at www.otterystmary-tc.gov.uk

For more information visit www.otterystmary-tc.gov.uk

THE OTTERY ST MARY AND WEST HILL NEIGHBOURHOOD PLAN
PROVIDES A BROAD VISION FOR THE FUTURE OF OUR
PARISHES, AND SETS OUT CLEAR AND RELEVANT POLICIES
AND PROJECTS TO HELP TURN THE VISION INTO REALITY

THE OTTERY ST MARY AND WEST HILL NEIGHBOURHOOD PLAN

- Reflects the views of all sections of the community;
- Identifies those features and characteristics most valued by local people;
- Identifies local problems and opportunities for enhancement;
- Charts a course for future community development by taking these and many other aspects into account.

- The Ottery St Mary and West Hill Neighbourhood Plan has come about because the Government's 2011 Localism Act allows communities to shape future development and growth in their area.
- EDDC approved the designation of the Ottery St Mary Parish as a Neighbourhood Plan area in January 2015.
- Since then, West Hill has gained independence from Ottery St Mary Town Council and has formed its own parish, but remains part of the designated area. The Plan has been re-titled 'The Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill'.
- The Neighbourhood Plan outlines a vision and sets out policies for the future of the two parishes. To be accepted as valid, policies and projects in the Neighbourhood Plan must conform with both national policy and strategic policies in the East Devon Local plan, which was approved in January 2016.
- Ottery St Mary parish has had an increase in housing of over 25% in a very short timeframe. The plan has been mindful of this, and taken account of community views on how it affects them.
- The countryside in and around the two parishes is the area's crowning glory. The plan emphasises the importance of its protection for future generations.
- The plan has made every attempt to identify issues that are important to the local community. One result of this has been the creation of a project to investigate the regeneration of Ottery St Mary's historic town centre.

THE NEIGHBOURHOOD PLAN HAS BEEN UNDER DEVELOPMENT BY
COUNCILLORS AND MEMBERS OF THE LOCAL COMMUNITY SINCE 2015.
AFTER ANALYSIS OF CONSULTATION RESPONSES, A REVISED VERSION WILL
GO TO EDDC, FOR EXAMINATION BY AN INSPECTOR. IF APPROVED A PUBLIC
REFERENDUM ON ITS ADOPTION WILL FOLLOW, PROBABLY IN THE AUTUMN.

This Consultation ends on the 30th June 2017

PLEASE JOIN US AT ONE OF THE DROP-IN CONSULTATION SESSIONS TO
VIEW THE LATEST DRAFT OF THE PLAN AND PROVIDE YOUR FEEDBACK

Drop-In Session Posters

NEIGHBOURHOOD PLAN

FOR THE PARISHES OF OTTERY ST MARY AND WEST HILL

The Neighbourhood Plan provides a vision for the future of the community and sets out clear policies as required by the Localism Act which came into force in April 2012. The policies and actions of the NP will be combined with the East Devon Local Plan which was approved in January 2016.

Our Neighbourhood Plan

- It will set out a vision for the future of the community and sets out clear policies as required by the Localism Act which came into force in April 2012.
- It will be developed by the community through a series of public consultations and workshops.
- It will be approved by the community through a referendum.
- It will be combined with the East Devon Local Plan which was approved in January 2016.

Importance of the Neighbourhood Plan

- It will set out a vision for the future of the community and sets out clear policies as required by the Localism Act which came into force in April 2012.
- It will be developed by the community through a series of public consultations and workshops.
- It will be approved by the community through a referendum.
- It will be combined with the East Devon Local Plan which was approved in January 2016.

DEVELOPMENT OF THE NEIGHBOURHOOD PLAN

The Policies and Projects in the Neighbourhood Plan have been developed following:

- Community workshops and events to determine key issues.
- A workshop with pupils at the Kings School.
- Community consultations.
- Questionnaires made available to all residents.
- Consultation with stakeholders including - Historic England, East Devon DC, Devon CC, local schools, local businesses.
- The Environment Agency.

WHAT YOU SAID AT THE VISIONING WORKSHOPS

To become an elected member of the community to improve the quality of life in the Neighbourhood Plan. Here are a selection of what you said...

KEY THEMES

The feedback shows a wide range of views on the Neighbourhood Plan. The most common themes were:

- Environment: Views on the countryside, green spaces, and the impact of development.
- Community: Views on the sense of community, local facilities, and the impact of development.
- Economy: Views on the local economy, employment opportunities, and the impact of development.
- Culture: Views on the local heritage, culture, and the impact of development.
- Health: Views on the local health services, leisure facilities, and the impact of development.
- Housing: Views on the local housing market, affordability, and the impact of development.
- Transport: Views on the local transport network, roads, and the impact of development.
- Education: Views on the local schools, education, and the impact of development.
- Employment: Views on the local employment opportunities, skills, and the impact of development.
- Equality: Views on the local equality issues, social justice, and the impact of development.
- Energy: Views on the local energy issues, sustainability, and the impact of development.
- Governance: Views on the local governance, transparency, and the impact of development.

VISIONS, THEMES, OBJECTIVES

Capturing the community's views, priorities and aspirations.

Vision Statement

The Vision for the Neighbourhood Plan is to create a vibrant, sustainable, and inclusive community that is well-served by a range of local services and facilities.

Objectives

The Neighbourhood Plan will set out a vision for the future of the community and sets out clear policies as required by the Localism Act which came into force in April 2012. The policies and actions of the NP will be combined with the East Devon Local Plan which was approved in January 2016.

THEMES

The Neighbourhood Plan will be developed following a series of public consultations and workshops. The themes identified during these consultations are:

- Environment
- Community
- Economy
- Culture
- Heritage
- Health
- Housing
- Transport
- Education
- Employment
- Equality
- Energy
- Governance

OBJECTIVES

The Neighbourhood Plan will set out a vision for the future of the community and sets out clear policies as required by the Localism Act which came into force in April 2012. The policies and actions of the NP will be combined with the East Devon Local Plan which was approved in January 2016.

ENVIRONMENT - priority 1-2

- Protect the natural environment and enhance the quality of the local environment.
- Improve the quality of the local environment through a range of measures.
- Enhance the quality of the local environment through a range of measures.

COMMUNITY - priority 3-10

- Strengthen the sense of community and improve the quality of life for all residents.
- Improve the quality of life for all residents through a range of measures.
- Enhance the quality of life for all residents through a range of measures.

BOUNDARY - priority 11-12

- Define the boundaries of the Neighbourhood Plan area.
- Ensure that the boundaries of the Neighbourhood Plan area are clear and unambiguous.
- Ensure that the boundaries of the Neighbourhood Plan area are clear and unambiguous.

DELIVERING THE VISION

NEIGHBOURHOOD PLAN PROJECTS AND POLICIES

Specific Projects are a priority for delivery over the Plan period (2017 to 2031).

SUSTAINABLE DEVELOPMENT

Projects that promote sustainable development and improve the quality of life for all residents.

POLICIES

Key policies that will guide the development of the Neighbourhood Plan area.

PROJECTS

Specific projects that will be delivered over the Plan period.

CHAPTER 6. ENVIRONMENT POLICIES

The countryside of the Neighbourhood Plan Area is a highly valued asset, with special character provided by the rolling farmland, wooded hillsides, winding lanes and the open river valley.

POLICIES AND PROJECTS TO CONSERVE AND ENHANCE OUR TOWN, VILLAGES, HAMLETS AND COUNTRYSIDE

PROTECTING THE COUNTRYSIDE

Policy NP1: Development in the Countryside

Development in the countryside should be limited to essential services, agriculture, and other uses that are compatible with the rural character of the area.

Policy NP2: Sensitive High Quality Sites

Development in sensitive high quality sites should be limited to essential services, agriculture, and other uses that are compatible with the rural character of the area.

INFILL, BACKLAND AND RESIDENTIAL GARDEN DEVELOPMENT

Policy NP3: Infill, Backland and Residential Garden Development

Development in infill, backland, and residential garden areas should be limited to essential services, agriculture, and other uses that are compatible with the rural character of the area.

Policy NP4: Settlement Constraints

Development in settlement areas should be limited to essential services, agriculture, and other uses that are compatible with the rural character of the area.

Policy NP5: Local Green Spaces

Local green spaces should be protected and enhanced through a range of measures.

VALUED VIEWS

Policy NP6: Valued Views

Valued views should be protected and enhanced through a range of measures.

Please let us have your comments on the plan POLICIES (contained in blue boxes) and PROJECTS (contained in green boxes)

CHAPTER 6. ENVIRONMENT POLICIES (2)

Without action in the years ahead the impact of increased traffic over time will become untenable.

FLOOD RISK AND DRAINAGE

Policy NP7: Flood Risk

Flood risk should be managed through a range of measures to protect the safety of the community and the environment.

PROTECTION OF WILDLIFE SITES AND FEATURES OF ECOLOGICAL VALUE

Policy NP8: Protection of Wildlife Sites and Features of Ecological Value

Wildlife sites and features of ecological value should be protected and enhanced through a range of measures.

ACCESSIBILITY, CONGESTION AND ROAD SAFETY – THE BIG CHALLENGE

Policy NP9: Accessibility, Congestion and Road Safety

Accessibility, congestion, and road safety should be improved through a range of measures to enhance the quality of life for all residents.

ENHANCING ACCESSIBILITY AND REDUCING CAR RELIANCE

Policy NP10: Enhancing Accessibility and Reducing Car Reliance

Accessibility and car reliance should be improved through a range of measures to enhance the quality of life for all residents.

FENITON TO SIDMOUTH CYCLE LINK

Policy NP11: Feniton to Sidmouth Cycle Link

A cycle link should be developed between Feniton and Sidmouth to improve accessibility and reduce car reliance.

Please let us have your comments on the plan POLICIES (contained in blue boxes) and PROJECTS (contained in green boxes)

CHAPTER 11. THE SMALLER VILLAGES AND COUNTRYSIDE

The villages of Alington and Tipton St John, other smaller settlements and everywhere outside of the RUMAs for the Town and West Hill are classed as 'countryside' in the East Devon Local Plan.

Such areas are subject to comprehensive Local Plan policies that restrict 'countryside' development, in particular for residential development unless strict 'exceptions' are met. A neighbourhood plan cannot contradict a local plan.

How our Neighbourhood Plan addresses the protection of the countryside is covered on the boards headed Environment Policies. Our support for farming is covered on the board headed the Economy.

TIPTON ST JOHN

Tipton St John's Local Plan provides for a significant housing development at Bunter Church, Bunker Grove. This mixed tenure and affordable housing development meets the minimum of dwellings outlined in the Local Plan and housing needs of the village. It will provide future housing for the village.

Part of Tipton St John's Local Plan is the East Devon AONB. Development in or affecting the AONB has historically been strongly opposed by the local community and this position will be maintained in a supported Local Plan strategy. The Local Plan also includes a number of policies, including:



ALINGTON

A number of planning applications have been submitted by the parish of Alington. The Local Plan also includes the following policies:

ALLOCATION OF EXCEPTION SITES FOR DEVELOPMENT

- 1. Policies in the Local Plan that apply to the countryside are intended to protect the countryside from inappropriate development.
- 2. Policies in the Local Plan that apply to the countryside are intended to protect the countryside from inappropriate development.
- 3. Policies in the Local Plan that apply to the countryside are intended to protect the countryside from inappropriate development.



Please let us have your comments on the plan POLICIES (contained in blue boxes) and PROJECTS (contained in green boxes)

NEXT STEPS

The consultation on the Neighbourhood plan we are currently undertaking will close on June 30th 2017.

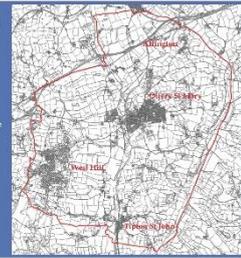
DROP-IN EVENTS ARE TAKING PLACE DURING JUNE AT VARIOUS LOCATIONS IN THE OTTERY ST MARY AND WEST HILL PARISH COUNCIL AREAS.

THESE LOCATIONS ARE:

- Alington village hall, 10.30am to 3.00pm, Saturday 3rd June
- West Hill village hall 2.30pm to 7.30pm, Friday, 9th June
- Tipton St John Community Hall, 10.30am to 3.00pm, Saturday 10th June
- Wiggaton Church, 10.30am to 3.30pm, Thursday 15th June
- Ottery St Mary, The Station, 10.30am to 3.30pm, Saturday 17th June

You can comment on the consultation at any of these venues, no matter where in the two parishes you live.

We really want to hear your views on any aspect of the draft plan, and especially the policies and projects it contains. You can make as many or as few comments as you wish.



THERE ARE SEVERAL WAYS YOU CAN LET US KNOW YOUR VIEWS.

- You can fill out a response form here today, and post it in the box provided.
- You can take a form away to complete later and return it in person or by post to The Town Clerk, ODM Town Council, O'Boys, Broad Street, Ottery St Mary EX11 1BZ, 17.00 on Friday June 30th 2017.
- You can complete a form online, in the Neighbourhood Plan section of the Ottery St Mary Town Council website, at www.otterystmary.tc.gov.uk

Copies of the draft Neighbourhood plan are also available for viewing until 17.00 on 30th June 2017 at the following locations:

- The Council Offices, Ottery St Mary, by appointment. Telephone 01404 812252, or e-mail adm@otterystmary.tc.gov.uk
- West Hill Village Hall, on the table at reception or contact West Hill Parish Council. Telephone 01404 813470, or Jo Talbot on 01404 814233 or e-mail westhillpp@btopenworld.com
- Tipton St John Community Hall, or by appointment with local councillor Geoff Piss on 01404 814108 or e-mail geoffpiss@btopenworld.com
- Wiggaton, by appointment with local councillor Geoff Piss. Contact as above.
- Alington Staves and Service Station, during normal opening hours.

Response forms will be available at each of these venues.

WHAT HAPPENS WHEN THE CONSULTATION CLOSES?

Preparation of our Neighbourhood plan is following a process set down in law. After the consultation ends, the Plan's working group will consider and analyse all responses. Any necessary adjustments will then be made to the plan's policies and projects to take account of the views expressed. Account is also being taken of views provided by a range of 'statutory consultees' such as Historic England.

When amendments are completed, the plan will be sent to East Devon District Council. They will check the plan and accompanying documentation is complete, and organise their own six-week public consultation. Public responses from that will then be forwarded along with the plan to an official independent inspector for examination. The examiner may decide to make amendments, after which it will go before the EDDC Cabinet, who will decide whether the Plan should be confirmed by local public referendum. If the outcome is in favour, the plan will be adopted.

On adoption, the Neighbourhood Plan will form part of East Devon District Council's statutory development plan. Under relevant legislation, development applications must be in accordance with the statutory plan, unless material considerations are shown otherwise. This means plans and policies in the document must be taken into account in determining planning applications for other Parish.

Policies and projects in the Neighbourhood Plan will apply up to 2031, with the intention of starting and illuminating a pathway into the future in the with the wishes of people in the area. However, it does not define specific objectives.

Several of the Plan's policies and projects need to be actioned by the Parish Council, in order for them to be delivered. In some cases also, there is a need for investment from public, private and voluntary sources.

Letter to Community Consultees



**OTTERY ST MARY
TOWN COUNCIL**
Council Offices, The Old Convent,
8 Broad Street, Ottery St Mary,
Devon EX11 1BZ
Telephone: 01404 812252
Mrs Chris McIntyre Town Clerk

17th May 2017

Dear Sir/Madam

**Parishes of Ottery St Mary and West Hill Neighbourhood Plan
Pre-Submission Consultation Draft – Regulation 14 of the Neighbourhood Planning (General)
Regulations 2012**

Ottery St Mary Town Council, West Hill Parish Council and the Neighbourhood Plan Working Group have prepared the Neighbourhood Plan for the parishes of Ottery St Mary and West Hill, in close consultation and engagement with the local community.

The Plan has now reached the stage where formal 'Regulation 14' consultation is being undertaken with a wide range of statutory authorities, as well as further consultation with the public and local community.

A copy of the Draft Plan is on the website www.otterystmary-tc.gov.uk under the Neighbourhood Plan tab.

Alternatively, copies of the Draft Plan can be viewed throughout the Consultation period at:

- Ottery St Mary Town Council Offices by appointment (01404 812252) or email admin@otterystmary-tc.gov.uk
- West Hill Village Hall in reception, or by contacting Margaret Hall (01404 813470) or Jo Talbot (01404 814232) or email westhillpc@yahoo.com
- Tipton St John by contacting Geoff Pratt (01404 814106) or email gs.pratt@btinternet.com
- Wiggaton by contacting Geoff Pratt as above
- Alington Stores & Service Station during normal opening hours

The pre-submission consultation period runs for 6 weeks starting on Friday 19th May. We would therefore be pleased to receive your comments by Friday 30th June 2017. A proforma response form is attached.

Representations can either be sent by email to: np@otterystmary-tc.gov.uk or by mail to:

Ottery St Mary Town Council,
Council Offices, The Old Convent, 8 Broad Street,
Ottery St Mary EX11 1BZ

Yours faithfully



**Mrs Christine McIntyre
Town Clerk**

On behalf of Jo Talbot
Chair, Neighbourhood Plan Working Group

Consultation Response Proforma

**Parishes of Ottery St Mary and West Hill Neighbourhood Plan
Regulation 14 Pre-submission Consultation**

Name:

Contact details:

NB. Your contact details will not be published. We will only contact you if we need to clarify any of your comments.

Please provide the following information so we can understand what aspect you are commenting on:

Page or Policy Number	Support/object/comment	Comment

Please continue on additional sheets as necessary.

Please return this form by 30th June 2017 to np@otterystmary-tc.gov.uk or

Ottery St Mary Town Council, The Old Convent, 8 Broad Street, Ottery St Mary EX11 1BZ