

Jo Talbot
Ottery St Mary and West Hill Neighbourhood Plan

Examination ref; 02/MOR/ONP

31st January 2017

Dear Ms. O'Rourke,

Re; NP4 Questions

In answer to your questions raised regarding NP4;-

1. There was considerable debate and discussion about the extent of the green lines during the development of the Plan. There was initially support for extending the green lines along the eastern boundary of West Hill, and further along the southern boundary of Ottery St Mary. However, it was felt that it would be more difficult to defend such an extensive policy.

The main intention of the policy is to discourage development encroaching on the land between West Hill and Ottery St Mary to prevent settlement coalescence.

As stated in the text supporting Policy NP4, there has recently been considerable pressure for development at the edges of settlements. Whilst we recognise that this may continue during the lifetime of the Local Plan, particularly if the supply of housing land falls below 5 years, we wish particularly to restrict any such development in the area between Ottery St Mary and West Hill.

The green lines were drawn along the edge of the existing settlements. For West Hill, the line follows the previous BUAB (East Devon Local Plan 1995-2011) around Toadpit Lane. To the north of Bendarroch Road the line follows the edge of the settlement and includes a small section of land that is outside the new or old BUAB. For Ottery St Mary, the line follows the current BUAB (East Devon Local Plan 2013-31).

2. We confirm that Policy NP4 only applies to development on the open countryside side of the green line.
3. We confirm that Policy NP4 would not apply to that part of West Hill which lies to the north of Bendarroch Road between the BUAB and the green line. For example, an application for an exceptions scheme under Strategy 35 of the Local Plan could be considered in this section of land, and would not be covered by Policy NP4.
4. Policy NP4 would cover all of the land between the green lines. A proposed development would not have to physically abut the green line, though this is of course the most likely scenario. An isolated development would also be covered by Policy NP4, as well as, of course, Strategy 7 of the Local Plan.

Hope this helps in your examination of our plan. Any further questions please do not hesitate in contacting me. Yours sincerely,

Jo Talbot

