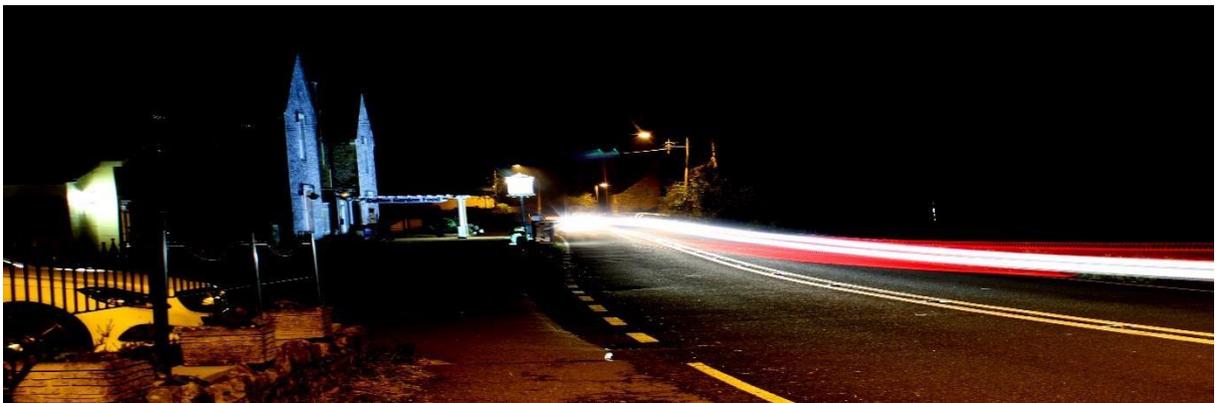


## Monkton Neighbourhood Plan 2018 – 2033

### Submission Plan

March 2018



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### Foreword

Dear Resident,

It is with great pleasure that the Monkton Parish Council Planning Team welcome you to your Monkton Neighbourhood Plan. The Neighbourhood Plan is a relatively new process and we are one of the first villages in Devon to present their submission plan for adoption.

The Neighbourhood Plan is a new type of planning document and is part of the Government's new approach to planning which is intended to enable local people to have more say about what happens in the area in which they live. This new process was added to the Statute in the Localism Act (April 2012).

We the people of Monkton will all be able to vote on this Neighbourhood Plan and help shape the future of our village.

The Neighbourhood Plan will detail a number of policies that have been drafted following a lengthy consultation process with you the Parish residents and local businesses. This Plan has been produced by the people of Monkton for the people of Monkton, this is your document.

The adoption of this plan is only possible if the plan is adopted by the residents and by East Devon Council. To be successful, a pre-defined consultation process is required.

This document is a "pre-submission" document or a draft for formal review for a six-week period from 12<sup>th</sup> March 2018.

After this document has been reviewed the Neighbourhood Plan Committee will review the comments and feedback received during the Consultation and a further draft copy will be produced in order to create a final plan. The document will then be reviewed and then approved by the Parish Council after which it will be submitted to an independently appointed examiner who will review the plan and issue a report upon it.

This report will be used by East Devon District Council to guide them in making a formal response to the report. Assuming that the response is positive a referendum will be held for the Monkton Parish Residents to vote to accept or decline the formal adoption of the plan. This is determined by the number of votes in favour of adopting the document being more than 50% of those people who voted in the referendum.

Once accepted the Monkton Parish Neighbourhood Plan becomes the planning document that will guide the future of the Parish.

So what is the Monkton Parish Neighbourhood Plan?

The plan lays out a number of different policies where the District and Parish Council will encourage or alternatively resist development and changes. You will note that there are no formal development areas for new housing within the Parish and this has been based on your feedback but also on existing plans from East Devon District Council (see Local Plan adopted 28 January 2016).

## Monkton Neighbourhood Plan: Pre Submission Plan March 2018

This does not mean that new houses cannot be built as and when required but there are no formal plans to set aside land for such developments. However, the policies contained in the Neighbourhood Plan are not limited to housing but cover all aspects of the way we live and work within the Parish.

All the policies set out in this document have been drafted following consultation with the residents of the Parish. This has included public presentations, focus groups and surveys of both residents and local businesses. The output from this process forms a substantial part of the evidence base that support the plan.

Who worked on the plan?

The Neighbourhood Plan was created by a small group of people from the Parish including members from the Parish council and members of our community.

These people were:

- Richard Excell
- Sarah Clark
- Elaine Mumford
- David Mumford

On behalf of the Parish of Monkton, I would like to thank this team for all their hard work and dedication; this has been no small task!

Of course, this Plan would not be possible without the support of the community and the Parish Council and the Neighbourhood Plan Committee would like to thank all of you for your support throughout the process.

We look forward to having a plan that beneficially helps shape our future.

With our best regards,

**Your Neighbourhood Plan Committee and Councillor Colin Brown, Chairman of Monkton Parish Council**

1<sup>st</sup> March 2018

# Monkton Neighbourhood Plan: Pre Submission Plan March 2018

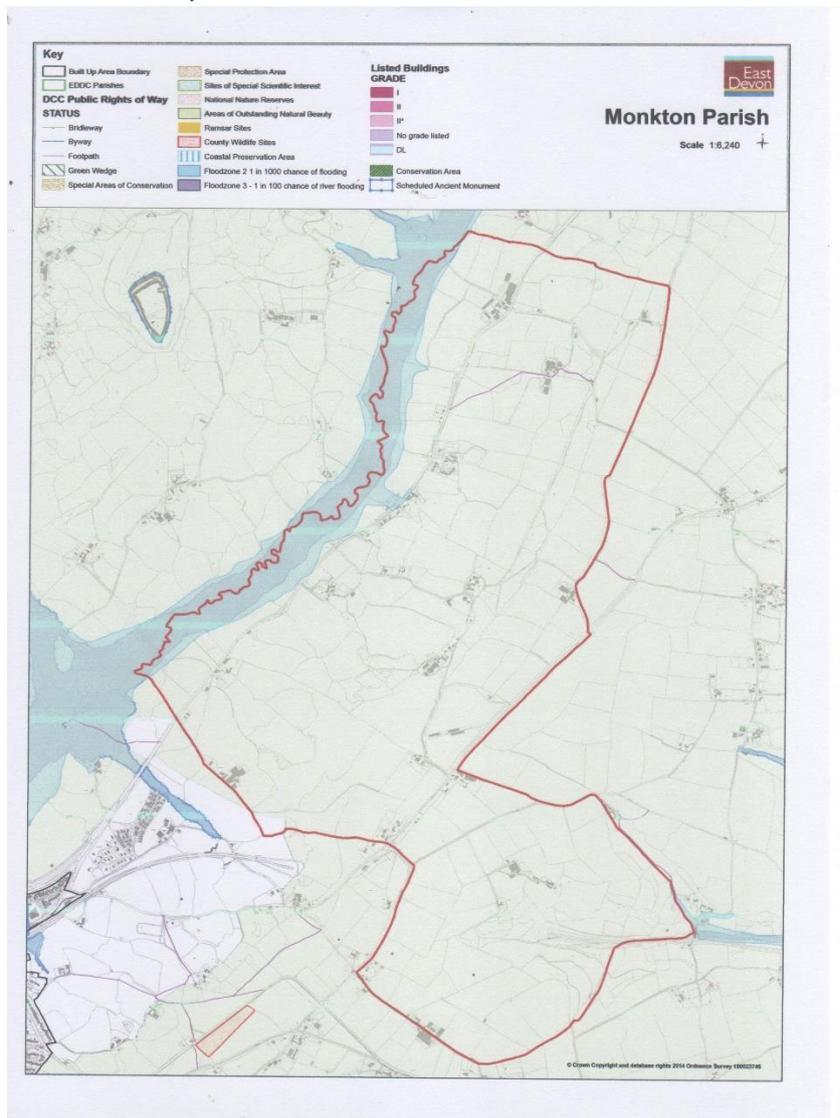
## 1. Introduction

### Purpose

Monkton Parish Council has received approval from East Devon District Council to prepare a Neighbourhood Plan. A Neighbourhood Area was designated on the 04/06/2014 for this purpose, covering the whole Parish.

The Parish of Monkton is less than 2 miles North East from the local Market Town of Honiton, along the banks of the River Otter and within the area of outstanding beauty known as the Blackdown Hills that border East Devon and Somerset.

### The Parish Map of Monkton.





The Monkton Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012 and the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004.

The purpose of the Submission Plan is to set out specific policy proposals for the Parish for independent examination and Parish adoption following a referendum.

The Submission Plan, published by the Parish Council, will be sent to East Devon District Council for publication and examination. Once approved the plan will be offered for formal adoption by the Parish.

### Neighbourhood Development Plans

The Monkton Neighbourhood Plan is amongst the first Neighbourhood Development Plans prepared in Devon under the 2011 Localism Act.

The National Planning Policy Framework states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

## Monkton Neighbourhood Plan: Pre Submission Plan March 2018

The Monkton Neighbourhood Plan will aim to facilitate sustainable development by ensuring that its various policies and/or proposals will always try to support the needs of the local community. Whilst remembering that we live in an area of Outstanding Natural Beauty we must balance these development needs to ensure we minimise any adverse environmental impact on our environment.



### The Plan Preparation Process

The process of preparing and seeking final adoption of the Monkton Neighbourhood Plan is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council. The intention of the Parish Council is to submit the Monkton Neighbourhood Plan to East Devon District Council for approval and then for independent examination by the end of April 2018.

The process up to submission comprises these main stages:

- 1) A Pre-Submission of the Monkton Neighbourhood Plan – this report comprises the vision, objectives, policies, proposals and map of the plan for a statutory six week public consultation period.
- 2) Submission of the Monkton Neighbourhood Plan – this report takes into account the representations received on the draft plan during the public consultation period and its content amended as necessary for submission to the local planning authority.
- 3) The Monkton Neighbourhood Plan will be subject to independent examination and on successful completion will be put forward for approval at a local referendum.
- 4) If adopted by receiving a majority vote at the referendum, the Monkton Neighbourhood Plan will then become a major part of the development plan for the Parish in managing future decisions alongside the East Devon District Plan and National Planning Policy Framework.

## Monkton Neighbourhood Plan: Pre Submission Plan March 2018

### The Consultation Process

The Monkton Neighbourhood Plan Team have consulted with the local community and businesses via household and business surveys, public presentations and of course listening to the villagers' comments. The Team have met regularly to review and agree which issues should be addressed by the plan.

Every resident and business within the Parish has been given the opportunity to contribute towards the formulation of policies within the Neighbourhood Plan and therefore it reflects wherever possible the wishes of the Parish.

The Pre-Submission Monkton Neighbourhood Plan was approved by the Parish Council for publication for public consultation for a six-week period commencing on 12/03/2018 as required by Regulation 14 of the Regulations.

The Parish Council's Neighbourhood Plan Team have reviewed all the representations made in person at the public presentations and from the household and business surveys. These have then been considered and agreement reached on how each recommendation would be responded to. If necessary, the Submission Plan has been amended to reflect such changes.

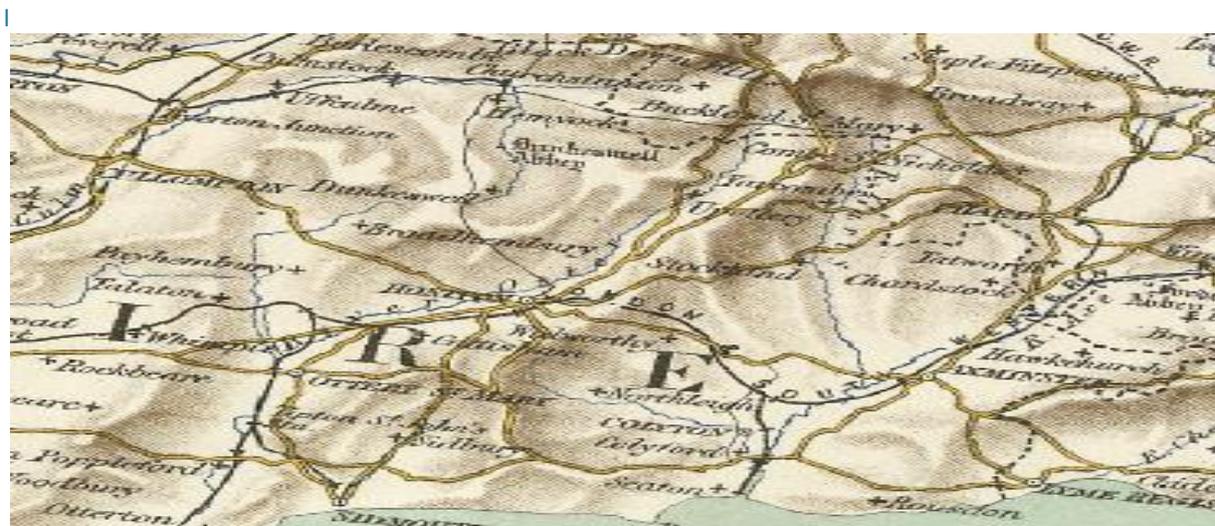
A full Consultation Statement accompanies the Submission Plan, in accordance with Regulation 15 of the Regulations, provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the Monkton Neighbourhood Plan.

## 2. State of the Parish

### An Introduction to the Parish of Monkton

The Parish of Monkton is a small village with few public amenities but what we do have we utilise well. The village is less than 2 miles North East from the local Market Town of Honiton, along the banks of the River Otter, within the Area of Outstanding Natural Beauty known as the Blackdown Hills that border East Devon and Somerset.

### Old Map of the Parish of Monkton



### Parish Statistics

The following statistics are reproduced here to give an idea of the make-up of the Parish and its historical significance:

## Monkton Neighbourhood Plan: Pre Submission Plan March 2018

### *Listed Buildings within Monkton:*

- Church of St Mary Magdalene, Monkton  
Grade: II\*  
Date Listed: 22 February 1955
- Ford Bridge, Monkton  
Grade: II  
Date Listed: 16 March 1988
- Glen Eden, Monkton  
Grade: II  
Date Listed: 16 March 1988
- Little Thatch, Monkton  
Grade: II  
Date Listed: 16 March 1988
- Monkton Village Pump Grade: II Date Listed: 16 March 1988

### *Transport*

Weekly bus service to Taunton.

### *Health*

Health services are provided at Honiton and surrounding villages as required. There are no health services provided within the parish.

### *Local employment*

Businesses within Monkton:

- Otter Valley Dairy Ice Cream (Aplins Farm)
- Alan Bright and Sons Sawmill
- Monkton Court Hotel
- Starbucks
- Newbery Metals
- Oaklands Farmshop
- Farleigh - Eggs

### *Community facilities*

Village Hall - the support and future use of the hall forms one of the key policies for our Local Plan.

### *Community Views*

As part of the Neighbourhood Plan, the Parish Council established a Sub Committee comprising Parish councillors and residents to compile and formulate the baseline evidence for the formal Plan and as detailed earlier, this included full engagement with the local community. A village survey was compiled and distributed to all households in September 2014. This was followed by consultations and specific surveys with local businesses. Guidance was also sought from East Devon Council with regard to the possible requirements for regional new housing needs.

In summary the main concerns of the Parish were as follows:-

### Natural Environment

1.1 The natural environment and features such as landscape, woodland and Devon banks are of higher value than human features such as character of village settlements and traditional building styles.

1.2 Public footpaths, accessible woodland and off-road cycle paths and green lanes are important for the community to access and enjoy the surrounding countryside.

### Built and Historic Environment

2.1 Design, size and location of new domestic buildings, preserving the overall character of local buildings and settlements, and maintenance and protection of existing and historic sites in Monkton are the highest priority for the neighbourhood plan regarding the built environment.

2.2 There is enthusiasm for increasing the number of trees, of which native species are by far the most popular choice.

### Energy and Low Carbon Alternatives

3.1 Solar panels on farm and commercial building are the most preferred option.

3.2 Solar panels on homes and hydro-power were also widely supported.

3.3 Ground source heating was an additional option put forward by respondents and may warrant further investigation.

### Transport and Accessibility

4.1 Cycling is not popular within the parish, although new cycle ways may encourage more cycling.

There is currently a main trunk road through the village and vehicles travel at speed, as a result, residents feel it is currently too dangerous to cycle on this road, the A30.

4.2 Walking is more popular within the parish, and improvements to pedestrian footpaths would encourage more.

With reference to point 4.1 and 4.2 above, the A30 is currently extremely dangerous as vehicles travel at speed through Monkton and many residents that do currently walk rarely feel safe.

4.3 Support was very high for the decisions regarding visibility splays and the number of parking spaces for new properties to be managed and decided by local residents.

4.4 Support was also high for reducing unnecessary signage and street furniture.

### Population and Housing

5.1 There was support for continued housing development of between 5 and 10 properties in the village over the 15 year plan period.

5.2 Affordable housing and private ownership were identified as the most needed tenure for new developments.

### Economy and Employment

6.1 The majority of residents in employment commute by car outside the parish for employment.

## Monkton Neighbourhood Plan: Pre Submission Plan March 2018

6.2 There are a number of residents who currently work from home and more that would consider it.

6.3 Improved broadband connectivity would potentially support this trend.

6.4 There is very little interest in a local 'hot-desk' facility.

### Planning Policy Context

The Parish is within the East Devon District and the Blackdown Hills Area of Outstanding Natural Beauty. Each body has and continues to adopt new policies and proposals that have had and will continue to have a direct impact over the policies and proposals within the Monkton Neighbourhood Plan.

The National Planning Policy Framework (NPPF) published by the Government in March 2012 is also an important guide in the preparation of local plans and neighbourhood plans. As such the Monkton Neighbourhood Plan must show consistency with the overriding policies and intent of the NPPF. East Devon District Council must be satisfied that the submitted Plan conforms to their own Development Plan. Any new/revised District Plans will replace these documents once adopted.

We have prepared the Monkton Neighbourhood Plan with an expectation that it will be adopted by the East Devon District Council but also acknowledging the relevant policies in the current East Devon Local Plan.

Once adopted, the Monkton Neighbourhood Plan will be the primary means by which planning applications in the Parish will be examined and therefore by necessity it contains specific policies and proposals that complement the Local Plan.

### National Planning Policy Framework (NPPF)

2.18 The NPPF contains a number of key principles that will shape the Neighbourhood Plan. Those with particular relevance are itemised below: Role of NPs (para.16) Recognises intrinsic character and beauty of countryside (para.17) Support existing businesses (para.21) Supporting a prosperous rural economy (para.28) Sustainable transport and travel plans (para.35, 36) The vitality of rural communities (para.55) Promoting healthy, inclusive communities (para.69) Designation of Local Green Spaces (para.76/77) Conserving and enhancing the natural environment (para.109-115) Great weight should be given to conserving landscape and scenic beauty in AONBs (para.115) Minimise impacts on biodiversity (para.117) Conserving and enhancing the historic environment (para.126) Neighbourhood Plans (para.183-185)

2.19 The principles above appear to be those of most relevance to the Monkton Neighbourhood Plan but other principles in the framework will also have some bearing on the preparation of the document.

### East Devon Local Plan 2013 - 2031

2.20 The policies in the adopted Local Plan are used for development management in the district until they are superseded by the Monkton Neighbourhood Plan. The following policies are considered the most relevant to the Monkton Neighbourhood Plan (see Plan B):

Protection of the Countryside

Areas of Outstanding Natural Beauty

Open Space

Listed Buildings

## Monkton Neighbourhood Plan: Pre Submission Plan March 2018

Retention of Existing Facilities in the Countryside

New Countryside Recreational/Community Facilities

Retention of Community Facilities

Telecommunications

2.21 The Basic Conditions Statement prepared to accompany the Monkton Neighbourhood Plan for examination explains how the policies of the Monkton Neighbourhood Plan are in general conformity with these policies.

### East Devon Local Plan

2.22 The approved Local Plan will provide an overall strategy for development in East Devon over the next two decades. It establishes the purpose of the plan thus:

“The new East Devon Local Plan will help set out what we want East Devon to be like in the years to come, the type of development we want to see and where development should occur and what benefits it will bring to our communities”. (Para 1.1, 1.2)

The Plan provides clarity to communities, developers and other interested parties on what, where, when and how development should take place in East Devon over the next two decades. In doing so, it shows how the Council will balance the need to protect the unique environment and heritage of the District with the equally important need to ensure that communities can be increasingly ‘selfsufficient’ and promote local business activity and employment.

2.23 Parish Councils, in developing their Neighbourhood Plans are encouraged to take full account of the economic needs of their area, and seek to reduce commuting by providing for these needs. The Plan also includes policies to support existing businesses and allow them room to grow.

Employment provision will mostly be geared to serving local needs with a view to securing jobs close to existing homes so that people have the option of not needing to commute long distances to work. (para 6.9)

2.24 In respect of housing development in the plan period, a minimum of 17,100 (maximum of 18,318) new homes will need to be delivered elsewhere in the District in the 2013 to 2031 period. The District Council will focus major development in East Devon’s West End although growth is also planned for the towns of East Devon. Villages and rural areas will see lower growth levels with development primarily focused on meeting local needs. (strategy 1, para 6.2)

### Proposals Map of New Homes in the East Devon Local Plan 2013 - 2031

2.25 The identification in the Local Plan of where new homes will be delivered along with detailed allocations and policies regarding the planned provision is essential to demonstrate that the 17,100 to 18,318 new homes that East Devon requires to become more self-sufficient and meet the needs of its community can be delivered. This will then protect the district from other development proposals outside of the areas identified in the Local Plan.

2.26 Through joint working, Neighbourhood Plans will mirror that of the Local Plan regarding planned provision allocation and policies.

### 2.27 The Local Plan vision:

“We intend .....to keep East Devon as an outstanding place to live, and also to make it a place where job creation is raising average incomes and where homes will become more affordable.....All our residents, young and old, should prosper and younger people, in particular, are crucial to a vibrant future.....” (para 3.3)

The vision is underpinned by thirteen key issues and objectives:

1. Jobs and Economic Growth
2. Housing
3. Balanced Communities
4. Transport
5. Carbon Emissions and Climate Change
6. Biodiversity
7. Green Infrastructure and Recreation
8. Landscape, AONBs and the Coastal Zone
9. Heritage Assets
10. Education
11. Older Age
12. Safety and Crime Issues
13. Town Centre and Brownfield first

2.28 The Plan contains a wide range of strategic policies that will guide the nature and quality of development in the District. These cover issues that apply to the whole District, or have implications beyond individual Parish boundaries. The Plan expects other parish or village specific policies will come forward through Neighbourhood Plans.

2.29 Planning applications that accord with the policies in the District Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

2.30 This presumption will apply to the Monkton Neighbourhood Plan and the ways in which the Parish Council and East Devon District Council consider and determine planning applications in the future.

### Local Plan Strategy 1 – Employment Provision

2.31 The Parish Council has surveyed local businesses in the Parish to understand their planning needs. This policy enables the Monkton Neighbourhood Plan to support proposals to meet these needs.

## Monkton Neighbourhood Plan: Pre Submission Plan March 2018

### Local Plan Strategy 2 – Scale and Distribution of Residential Development

“Future development in the 2013 to 2031 period will be accommodated in accordance with the pattern of distribution tabled below with specific allocations detailed in the highlighted columns”

2.32 This strategy enables the Neighbourhood Plan to allocate numbers to a stated designated area within a parish/town.

### Local Plan Strategy 3 – Sustainable Development

The objective of ensuring sustainable development is central to our thinking. We interpret sustainable development to mean that the following issues and their interrelationships are taken fully into account when considering development:

- a) Conserving and enhancing the environment
- b) Prudent natural resource use
- c) Promoting social wellbeing
- d) Encouraging sustainable economic development
- e) Taking a long term view of our actions

2.33 The Local Plan contains other policies where it may be relevant to include further interpretation by the Monkton Neighbourhood Plan. These policies may be used in determining planning applications in the Parish, they are listed below:

- Design Standards (D1, D2, D3, D4, D6, D7, D8)
- The Natural and Historic Environment (EN1, EN2, EN3, EN4, EN5, EN6, EN7, EN8, EN9, EN10, EN13, EN14, EN16, EN17, EN18, EN19, EN21, EN22, EN25)
- New Residential Development (H2, H3, H4, H5, H6, H7)
- Employment, Economic Development, Retail and Tourism (E2, E4, E5, E7, E9, E10, E11, E12, E13, E14, E15, E16, E17, E18, E19, E20)
- Recreation and Community Facilities (RC1RC2, RC3, RC4, RC5, RC6, RC7)
- Transportation and Communications (TC1, TC2, TC3, TC4, TC5, TC6, TC7, TC8, TC9, TC10, TC11, TC12)

2.34 The Local Plan was adopted on 28<sup>th</sup> January 2016.

### Blackdown Hills Area of Outstanding Natural Beauty

2.35 Monkton Parish lies within the Blackdown Hills Area of Outstanding Natural Beauty. In 2001, the then Countryside Commission stated:

“The primary purpose of designation is to conserve and enhance natural beauty. In doing so, account should be taken of the needs of agriculture, forestry, and other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment. Recreation is not an objective of designation, but the demand for recreation should be met so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and

other uses. The Countryside and Rights of Way Act 2000 reaffirms the primary purpose of AONBs to conserve and enhance natural beauty and sets out responsibilities for their management and for the production of AONB Management Plans”.

2.36 The current Blackdown Hills AONB Management Plan was adopted by East Devon District Council on 5<sup>th</sup> March 2014 to cover the period 2014 - 2019. In its Statement of Significance, the Plan states:

The Blackdown Hills Area of Outstanding Natural Beauty has a suite of special qualities that together make it unique and outstanding, underpinning its designation as a nationally important protected landscape. Special qualities may be considered as specific components of ‘Natural Beauty’, distilling out the key attributes that combine to form the natural beauty of the AONB. These are the special qualities we need to conserve and enhance for the future and they should be considered in all decisions affecting the AONB.

The Blackdown Hills are a distinctive, diverse rural landscape stretching from the prominent scarp above the M5 in the north to Honiton and Axminster in the south, and from Chard in the east to Culmstock in the west. Ranging from around 50 to 310 metres above sea level, the area is characterised by a sense of relative remoteness and tranquillity, and was designated as an AONB in 1991.

From the dramatic, steep, wooded north-facing scarp, the area dips gently southwards as a flat-topped plateau deeply dissected by valleys. This is the northern part of the East Devon Plateau – one of the finest, most extensive in Britain. The tops are open and windswept; in the valleys villages and hamlets nestle among ancient patterns of small, enclosed fields and a maze of winding lanes lined with high hedgebanks. The steep valleys support a patchwork of woodland and heath, nationally and regionally important habitats which support a wealth of charismatic and priority species and interesting plant communities.

2.37 The Plan has a specific role to play in the planning system. As a statutory document, local planning authorities must take the plan into account when formulating their development plans. It is a ‘material consideration’ in terms of deciding a planning application and has been tested through the appeal system. It has identified a series of key issues for future development plans, including the Neighbourhood Plan, to address:

- for settlements – the need for greater understanding of the dispersed settlement pattern of the Blackdown Hills, and the connections between settlements and the countryside; the loss of rural function, becoming dormitories for commuting or places of retirement; erosion of AONB character through extension of curtilages, inappropriate modifications, or treatments, of boundaries and buildings; inappropriate new development; and inappropriate design and building materials – architecture not respecting AONB character, quality and objectives
- for route ways – car and lorry numbers increasing on the network of narrow lanes, with implications for safety, non-vehicular use, and tranquillity; the threat of rights of way diversion and uncontrolled loss and damage to unidentified features; the introduction of non-native species, inappropriate boundaries and gates, and intrusive highway engineering and the vast majority of ancient route ways in the Blackdown Hills have no protection, leaving them exposed to mismanagement
- for woodland - extent of non-native species; the poor connectivity, increasing isolation, fragmented ownership, and small size of many woodlands is degrading their ecological value and

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potential productivity industries, and the loss of skilled woodland workers; and a poor understanding of ecology and historic environment in the Blackdown Hills woodlands, and the nature and extent of the management required to bring them into favourable condition on a landscape scale under a changing climate.

- for field and heath - declining extent of agriculture with land falling out of productive use into amenity and residential use, with consequent neglect; a lack of straightforward farm businesses, exits from agriculture, lack of successors to existing farms, increased reliance on non-land based diversification and incomes; a lack of infrastructure supporting agriculture and land management; declining skills with an ageing and shrinking workforce with the traditional skills necessary to maintain the features of the open land of the AONB; and environmental degradation with neglected fields and heaths scrubbing up, increasing run-off and agrochemical inputs, loss of key habitats and damage to historic features
- for public understanding and enjoyment - limited, fragmented and inconsistent information on, and interpretation of, the AONB; low awareness amongst residents and visitors of the action they can take to care for the area; the quality of Rights of Way and visitor services infrastructure needs to be developed to meet needs and demands for higher standards; and traffic impacts.

### Blackdown Hills

2.38 The Blackdown Hills form a tranquil, beautiful, and relatively isolated landscape on the Devon and Somerset border. Steep ridges, high plateau, valleys and springs create a charming mosaic of countryside dotted with farms, villages and ancient features. This special place is home to wildlife and people, with valuable habitats existing alongside living, working communities. Unique geology creates an exceptional environment where rare plant, insect, bird and mammal species can flourish.

2.38 Following consultation with Natural England, East Devon District Council has undertaken a Habitats Regulations Assessment (HRA) to test whether the East Devon Local Plan, in combination with other plans and projects, is likely to have an adverse effect on the integrity of the Blackdown Hills.

2.39 The Monkton Neighbourhood Plan includes land within the Blackdown Hills and therefore any new residential development proposed in the Plan must have due regard to the Habitats Regulations. The proposed approach set out in the East Devon District Plan includes providing Suitable Alternative Natural Green space sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures.

2.40 The District Council is responsible for deciding how developer contributions towards the provision of SANGs and SAMM will be calculated and delivered.

## 3. Vision & Objectives

### Vision

3.1 The Neighbourhood Plan establishes a vision of the Parish in 2032 and identifies a series of objectives through which the vision will be achieved by the Plan. The suggested vision takes account of the issues and objectives of residents and consultations on the Neighbourhood Plan:

‘The vision for this Neighbourhood Plan is to put in place policies which help to conserve and improve Monkton, encourage a greater sense of inclusion, safety and pride in the community, and promote sustainable and vibrant economic activity while protecting the outstanding landscape setting of the village.’

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### Objectives

3.2 The identification of objectives commenced through assessments of assets and issues during discussions of the Neighbourhood Plan Committee and working groups. This continued through debate at the consultation events. The Monkton Neighbourhood Plan Objectives are based upon the identified issues and other known data sources and set out what the community wants to achieve in order to help realise the vision.

3.3 The following objectives have been identified:

#### *Environment*

A. To protect the environment of the Parish in terms of its: (1) AONB designated landscape (2) distinct rural identity and outstanding landscape setting (3) key views and vistas (4) biodiversity and wildlife networks (5) local green space

B. To protect the historic fabric and environment and its setting

#### *Local economy*

D. To support local businesses and employment opportunities, including home working.

E. To help local business to flourish unless development proposed by such institutions would have a significant detrimental effect on the environment or landscape.

#### *Housing*

F. For those with local connections to the Parish

#### *Transport*

H. To reduce the negative impact of traffic and encourage safe walking and cycling, to reduce the speed limit between the Little Chef and Aplins Farm to 30mph, 20mph through the centre of the village. Also, to divert heavy and/or wide HGVs up the A358 or on to the new A30 (when built) as the centre of our village is too narrow to accommodate them.

#### *Community services*

I. To support the village's key community services and facilities

J. To seek to enhance the village centre in terms of the village hall/community facilities, parking and streetscape.

3.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the Monkton Neighbourhood Plan can be judged. They also accord with the strategic objectives of the East Devon District Plan and of the Blackdown Hills AONB.

3.5 They reflect the nature of the Parish and the direction the local community wants the Monkton Neighbourhood Plan to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

#### *Monitoring & Review*

3.6 The Monkton Neighbourhood Plan will be monitored by the local planning authorities and Monkton Parish Council on an annual basis as part of the East Devon Annual Monitoring Report. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a Parish level relevant to the plan will also be included.

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3.7 It is expected that the Monkton Neighbourhood Plan will be formally reviewed on a five-year cycle or to coincide with the review of the East Devon District Plan if this cycle is different.

### 4. Policies & Proposals

4.1 It is not the purpose of the Monkton Neighbourhood Plan to contain all land use and development planning policy relating to the Parish. Rather, the Monkton Neighbourhood Plan contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community's vision for the Parish. In addition, the policies of the East Devon Local Plan 2013 – 2031 will be used by the local planning authority to consider and determine planning applications.

4.2 Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and development plan. There is also a short explanation and justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

#### General Policies

##### Policy 1:

Development proposals must be able to demonstrate the exceptional circumstances that justify their impact on the AONB. In this regard, development proposals must specifically address the provisions of the Blackdown Hills AONB Management Plan, in respect of:

i) conserving and enhancing the identified features and components of natural beauty; ii) protecting local distinctiveness, tranquillity, sense of place and setting within the AONB; iii) maintaining the historic settlement pattern and mix; iv) protecting key views of the surrounding countryside

4.3 The policy accords with the key principles of the National Planning Policy Framework (NPPF) and the development plan by protecting the open countryside from development and making the most effective use of land within the established settlement.

4.5 The policy acknowledges there are a number of important sites within the parish that have local, regional or national importance, specifically the village pump, the church of St Mary Magdalene (windows and bells), our grade II listed properties, the village as a whole is of great archaeological importance. The policy re-asserts the NPPF and development plan policy in respect of requiring exceptional circumstances to be demonstrated to justify development in the AONB.

#### Housing

(Conformity Reference: East Devon Local Plan 2013 – 2031 Spatial Strategy para 6 and NPPF para 47, 50, 110 and 115)

4.6 This policy acknowledges the East Devon Local Plan Spatial Strategy regarding the numbers of new homes in East Devon to be built in the Plan period.

4.7 This Neighbourhood Plan reflects the Parish Council's view of what level of new housing development would help meet local housing need and demand and would be possible within the significant environmental constraints in the Parish. This view has since been evidenced by the

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Monkton Neighbourhood Plan community survey which indicated a preference for 5 – 10 additional properties within the Parish to be built between 2017 and 2032.

### *Housing Supply & Site Allocation*

The Neighbourhood Plan would expect development of between 5 and 10 homes in the period 1 January 2017 to 31 March 2032. It is believed the majority of these homes will be conversions of existing buildings or annexes to existing homes, dependent on applications meeting policy requirements.

### *Housing Design*

The Neighbourhood Plan requires all developments, including alterations to existing buildings, to be sympathetic to the character and scale of surrounding buildings and landscape.

(Conformity Reference: East Devon Local Plan 2013, 21 - Design Standards and NPPF para 56)

4.17 This policy sets a standard of design for all developments in the Parish to ensure proposals are well designed, reflect the distinctive character of the Parish and create environments that are accessible to all members of the community. It accords with the criteria set out in the East Devon Local Plan. The Design & Access Statements of new development proposals will be expected to demonstrate how the provisions of this policy and that of the Blackdown Hills AONB have been addressed.

### *Environmental Policies*

(Conformity Reference: East Devon Local Plan 2013, Policy 22 – The Natural and Historic Environment and NPPF paras 76 and 77)

#### *Policy 2: Local Green Spaces*

The Neighbourhood Plan will support proposals for a local green space initiative. Ideally, in a central position with safe access and parking.

#### *Allotments*

The Neighbourhood Plan supports the use of Monkton's existing allotments. Any additional requirements for allotment space will be supported providing access is safe and parking is available.

(Conformity Reference: NPPF para 70)

#### *Policy 3: Biodiversity*

The Neighbourhood Plan will protect and enhance the rich natural features that are a key component of the Blackdown Hills cultural landscape which provide habitats for Monkton's diverse species populations; provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape scale conservation.

(Conformity Reference: East Devon Local Plan 2013 Strategy 5 - Environment, Strategy 46 – Landscape Conservation and Enhancement and AONBs, NPPF para 118)

4.18 Monkton Parish has a diverse landscape, rich in natural features offering a range of habitats that give the Parish its unique biodiversity. All of the natural land area of the Parish has some form of

statutory or non-statutory designation. Monkton supports a unique flora and fauna, including rare wild orchids, bats, badgers and a diverse community of breeding birds.

### *Policy 4: Archaeological History*

Monkton Parish has a major deserted settlement site identified that may have originated as an AngloSaxon monastic settlement, which later became a medieval manorial centre. In the 13<sup>th</sup> and 14<sup>th</sup> centuries a chapel, grange, mill and deer park are recorded at Monkton.

(Conformity Reference: East Devon Local Plan 2013, Strategy 49 – the Historic Environment, Policy 22 – The Natural and Historic Environment, EN6, EN7, EN8)

4.19 Numerous shows (small groups of trees) and belts of ancient woodland are evident within the Parish providing a key component of the cultural landscape, as well as valuable habitats for plants and animals. The Parish is home to many national and local Biodiversity Action Plan (BAP) priority species, for example the dormouse, bat, and barn owl.

### *Policy 5: Heritage Assets*

The Neighbourhood Plan requires development proposals affecting a listed building or conservation area or their setting to conserve and enhance the special quality and distinctive character of Monkton.

(Conformity Reference: East Devon Local Plan 2013 Policy 22 – The Natural and Historic Environment, EN8, EN9 and NPPF para 126) (See attached map of listed buildings at [Appendix B](#))

4.20 This policy complements the provisions of the NPPF and development plan by requiring development proposals to demonstrate how they will conserve and enhance the distinctive characteristics of the Monkton area and its listed buildings as outlined below.

4.21 Monkton is a sub-manor of Colyton and was probably in existence by at least the early 13<sup>th</sup> century. As suggested by the name the Parish was probably once monastic property. Monkton is a Parish of considerable archaeological and historical significance as demonstrated by documented research of recent years.

4.22 There are 5 Listed buildings in the Parish (1 Grade II\* and 4 Grade II).

4.23 The present church of St Mary Magdalene is 19<sup>th</sup> century but has been, from at least late medieval times, a dependant chapel of the church of Colyton. The Chapel of St Mary Magdalene is mentioned in a writ sent to the Sheriff of Devon in 1282. Documentary evidence suggests the Chapel was a small manorial church founded by its lord sometime between the 8<sup>th</sup> and 12<sup>th</sup> centuries.

### *Policy 6: Assets of Community Value*

The Neighbourhood Plan proposes that the Local Planning Authority designates the following buildings/land as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the local community:

- Monkton Village Pump
- Monkton Village Hall and Well

4.24 The Localism Act 2011 defines an ‘Asset of Community Value’ as “a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the

future”. The Localism Act states that “social interests” include cultural, recreational and sporting interests.

4.25 All the assets selected are considered to be buildings and land of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the Monkton Village Survey).

### *Policy 7: Broadband*

The Neighbourhood Plan will support proposals to provide access to a super-fast broadband network to serve the village and other properties in the countryside. In doing so, it will require the location and design of any network installations to be sympathetically chosen and designed to reflect the character of the local area.

(Conformity Reference: East Devon Local Plan 2013 Policy 26 - Telecommunications, TC1 and NPPF para 42 & 43)

4.26 This policy encourages proposals to install a superfast broadband network infrastructure to serve the whole Parish and accords with the NPPF. Under ground cables/fibre to be at least one metre below ground where fields are encroached upon, local roads/banking adjacent to roads to be used where possible to avoid displacement of cables by farm machinery/livestock. Where the network requires above ground installations requiring planning consent, then the Plan requires their location and design to reflect the importance of heritage assets and sensitive landscapes.

## Traffic Policies

### *Policy 8: Traffic Management*

The Neighbourhood Plan supports proposals of measures for traffic calming in the village of Monkton.

(Conformity Reference: East Devon Local Plan Policy 26 – Transportation, TC3 and NPPF para 30)

### *Traffic on the A30*

4.27 This policy would enable the Monkton Neighbourhood Plan to implement requirements to ensure traffic is slowed down and restrictions are placed on HGVs.

4.28 The traffic management measures in respect of Monkton’s distinctive rural qualities, should influence vehicle speeds, whilst continuing to promote the activities that are a core part of East Devon life.

4.29 It further includes ways to balance pedestrian movement and safety and the quality of the village environment, together with driver behaviour, design speeds and the serious impact of through traffic including HGVs.

4.30 It is proposed that, once the ‘Monkton Bypass’ is built (the new ‘Orange Route’), the speed through the village be reduced to 30mph from Aplin’s Farm to Starbucks; the very centre of the village will be restricted to 20mph and pedestrian crossings be put in appropriate locations. In addition, the width and/or weight of HGVs will be restricted and such traffic diverted prior to reaching Monkton.

### *Car Parking*

4.32 Development proposals must demonstrate they will include adequate off-street car parking spaces within their schemes.

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4.33 Car ownership in the Parish is high, reflecting the rural location and limited availability of public transport. The Monkton Neighbourhood Plan's objective to enhance the village in terms of parking reflects these local factors and seeks to ensure that new development does not add to congestion. The policy requires that all developments have enough car parking provision to meet current and future needs.

(Conformity Reference: East Devon Local Plan 2013 Policy 26, Transportation, TC2, TC9)

### 5. Delivery Principles & Policies

#### *Introduction*

5.1 The Monkton Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the Parish and through steering public and private investment into a series of infrastructure projects contained in the plan.

#### *Development Management*

5.2 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the Monkton Neighbourhood Plan to frame its representations on submitted planning applications.

#### *Infrastructure Projects*

Cycle ways, pathways, community recreational land.

(Conformity Reference: East Devon Local Plan Policy 25 – Recreation and Community Facilities and NPPF para 17, 175 & 184)

5.3 The CIL replaced the pooling of S106 agreement financial contributions in 2016, which will be charged on qualifying residential and commercial development. 100% of the levy collected from development in the Parish will be invested in the Parish.

#### *Policy 27: Infrastructure Investment*

The Neighbourhood Plan proposes the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and Monkton Parish Council: i) traffic management, pedestrian safety, cycle ways and path ways, streetscape enhancement in the village ii) Broadband iii) community recreational space iv) new village hall plus parking facilities

Appendix A

*Schedule of Evidence*

NPPF <https://www.gov.uk/government/collections/planning-practice-guidance> East Devon Local Plan 2013 – 2031

<http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

Blackdown Hills Management Plan 2014 – 2019

<http://www.blackdownhillsaonb.org.uk/managementplan.html>

### Appendix B

#### *Listed Buildings in Monkton Parish*

- Church of St Mary Magdalene, Monkton  
Grade: II\*  
Date Listed: 22 February 1955
- Ford Bridge, Monkton  
Grade: II  
Date Listed: 16 March 1988
- Glen Eden, Monkton  
Grade: II  
Date Listed: 16 March 1988
- Little Thatch, Monkton  
Grade: II  
Date Listed: 16 March 1988
- Monkton Village Pump Grade: II Date Listed: 16 March 1988