

Date: 26 October 2018
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 Reference: PT/PNP/R16/EDR1



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Response to the submission of the Payhembury Neighbourhood Plan

Having considered the plan in detail, please find herewith East Devon District Council’s response to the Regulation 16 submission consultation of the Payhembury Neighbourhood Plan. We wish also to congratulate and commend the hard work and dedication of the plan producers on reaching this stage of the process.

EDDC Cmmt No	Reference / Policy No.	Comment
1.	Policy PNP1	<p>Final sentence - In relation to exception sites, this policy is more restrictive than the Local Plan because it limits such development to brownfield sites whereas the Local Plan does not.</p> <p>We suggest that the reference to brownfield is removed to avoid limiting the development of exception sites supported by the Local Plan.</p> <p>We suggest a reference back to the relevant property size criteria (max 93m²) is included in the final sentence, supporting Strategy 35, to promote the delivery of the identified housing need for smaller properties.</p>
2.	Policy PNP3	We suggest the policy is includes clear guidance that marketing must be for the existing or similar use (ie. not residential).
3.	Policy PNP4	<p><i>‘Further development of existing buildings or within their curtilage to include renewable energy...’</i></p> <p>It is unclear what type of development this policy applies to as it is written.</p> <p>We suggest the policy is amended as follows:-</p>

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Chief Executive: Mark R Williams Deputy Chief Executive: Richard Cohen



EDDC Cmmt No	Reference / Policy No.	Comment
		<p>'Proposals for individual and community scale renewable energy projects, and other forms of green technology, will be supported subject to the proposed development not creating an unacceptable adverse impact on:-</p> <ul style="list-style-type: none"> • the character and the appearance of the area; and • the amenity of local residents; and • the local biodiversity and natural environment' <p>Reference in the proposed policy to 'neighbouring residents' is changed to 'local residents' as renewable energy schemes can affect residents beyond the neighbouring properties (through glare / shadow / noise etc).</p>
4.	Policy PNP5	<p>We suggest the policy references the protection afforded by designation:</p> <p>Paragraph 101 of the NPPF states: Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>

Yours sincerely,

Phil Twamley

Neighbourhood Planning Officer