

Newton Poppleford and Harpford Parish Council

The Local Development Framework (LDF) Proposal

Introduction:

This LDF is not entirely a self-centred Village Plan for Newton Poppleford but will have resonance with the wider community: Businesses, Road Users (Hauliers), Emergency Services, Cyclists, Pedestrians as well as providing a better lifestyle for many residents.

Major Investments for Lifestyle Changes for the Parish in the Next 20 Years

Objectives:

- a) To construct a new purpose built School with Playing Fields and Staff Parking
- b) To provide a significant site for residential dwellings built to the requirements of the 'Code of Sustainable Homes' (CSH) and secure from the Flood Plain in Newton Poppleford.
- c) To provide a new Community Centre, with indoor sports capability, to replace the Village Hall.
- d) To construct a new road from East to West without undue constrictions, with greater safety, avoiding the built-up area and with more gradual gradients approaching the Parish extremities. The alleviation of the heavy traffic flow would help to solve the attendant safety hazards of vehicles exiting, from the Venn Ottery Road, the Lower and Higher Harpford Roads as well as the Northmostown Lane, onto the A3052 . The approximate track of the proposed road is indicated on the accompanying map and its construction may be phased to initially link the Exmouth Road and the newly proposed site Zone 'A' bordering on Dotton Lane.
- e) To provide a small scale neighbourhood shopping outlet
- f) The latest technologies would be expected to be provided in the newly planned areas of development (including high speed broadband, Eco Materials for construction, Solar Collectors and rainwater harvesting).

Justification:

- a) The present school is now a mix of stone built Victorian and wooden prefabricated classrooms of a temporary nature. The success, reputation and consequential increase in pupils have necessitated the existing ad-hoc emergency accommodation.
- b) There is insufficient housing available to allow locally employed workers to reside in the Parish.
- c) The existing Village Hall is old, small, poorly constructed, lacks adequate car parking and is badly positioned with respect to the A3052 with a resultant dangerous access from the road.
- d) The present main road divides the village and endures increasing traffic weights and volumes by large articulated vehicles supplying goods to recently expanded supermarkets, Garden Centre and Builders Merchants in neighbouring towns. The village has several

severe bottlenecks, building overhangs, poor cambers as well as lack of adequate pavements, traffic lights and pedestrian crossings.

The 1840's bridge across the River Otter has a non-aligned approach road from the eastern end and the carriageway has insufficient width for the safe passage of pedestrians and cyclists with the vehicular traffic.

The existing road presents severe gradients and bends, especially Four Elms Hill, which sees frequent accidents and breakdown of vehicles with the consequential interruption of traffic flow.

- e) The village has tended to lose shops over time due to the traffic conditions, restricted parking, lack of continuous pavements and crossings, poor premises and very dispersed shops.
- f) The construction of a Community Centre would allow the realisation of the assets of the site of the existing Village Hall.

Considerations in the Proposal:

- 1) Careful placement of a new road for minimisation of noise and the reduction in atmospheric pollution pervading dwellings in the vicinity of the High Street and the avoidance of any demolition of existing properties as well as the protection of the AONB. A buffer zone for noise abatement and beautification on the Southern boundary of the proposed site, consisting of deciduous trees in this AONB, should be part of the plan. The proposed routing of the new road and the parcel of land for the proposed development is sited on the western side of Dotton Lane and adjacent to Farthings Lane, as shown on the accompanying map. The original road accesses to Newton Poppleford will be maintained to sustain the Community.
- 2) The provision of a small scale neighbourhood shopping outlet for every day shopping needs to reduce the carbon footprint.
- 3) Enhancement and modernisation of the Educational facilities for the Village and supporting communities by the provision of purpose built classrooms.
- 4) To provide a purpose built Community Hall of adequate size to cater for the many active clubs and Meetings, including amateur dramatics and shows held in the village.
- 5) The Proposal to re-site the Newton Poppleford School would subsequently make this Real Estate available for future development in the village. Furthermore, the building of a Community Centre would allow realisation of the existing Village Hall assets.

Investment in Leisure Activities:

Further to the long term major capital expenditures on lifestyle improvements there are aspirations to further improve the leisure activities involving the Parish, Webbers Meadow (owned by the Parish) and beyond. The major objectives would be to engage young people and families in outdoor pursuits by way of the splendid potential resources on our doorstep.

- a) **The provision of a defined cycle / walking path, similar to that provided by Sustrans which could utilise the bed of the former railway track, paralleling the River Otter, and that which was the former branch line passing through Tipton, Harpford Woods, the Bowd and onwards to Sidmouth.**

- b) **The provision of launching stages on the River Otter for Kayaks / Canoes at strategic points starting with Webbers Meadow for canoeing to Tipton and Ottery and beyond and then on the Southern side of the Otter Bridge in NP for canoeing towards Otterton and beyond.**

We recognise that all these aspirations of the Parish Council, submitted in the 'Local Development Framework' will require detailed planning, sanctioning and funding by the various Public Authorities including the EDDC, The Environment Agency, Devon County Council and the Government.

We sincerely hope that this LDF submission will be the catalyst for realisation of the Plan.

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