

Newton Poppleford & Harpford Neighbourhood Plan

Summary of the Representations Submitted to the Independent Examination

Use of this Document

This document sets out a summary of the representations (comments) received on the Submission Version of the Neighbourhood Plan, which were passed to the independent examiner for consideration. Please note that the full responses are available on the [Newton Poppleford Neighbourhood Plan](#) page of the District Council website:

- <https://eastdevon.gov.uk/planning/planning-policy/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/newton-poppleford/>

The [Examiner's Final Report](#) is also available on this webpage and forms part of the documentation for the referendum. Correspondence that took place during the examination and documentation for every previous stage in the development of the neighbourhood plan is also available on the website.

The Submission Version of the Plan has been updated to the Referendum Version following consideration of the Examiner's final report by East Devon District Council. The District Council Decision Notice sets out the changes agreed between the versions. The Decision notice and the Referendum Version of the Plan are also part of the referendum documentation and available on the website.

Summary of Representations

1. Avison Young for National Grid

An assessment was carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. Links and contacts provided for further information and guidance as required.

2. Devon Countryside Access Forum (DCAF)

DCAF commented as follows with regard to the wording of Policy T3 (Rights of Way) and the supporting overview text and map.

a. Policy T3 Rights of Way:

The Devon Countryside Access Forum advises that the paragraph "The improvement and enhancement of existing public rights of way (Public Footpaths, Pavements, Bridleways and Cycleways) will be supported" should be re-written. It would be clearer and legally more correct to state "The improvement and enhancement of existing public rights of way (footpaths and bridleways), the National Cycle Network and pavements will be supported."

b. Policy T3 overview:

DCAF supports the proposed Walking and Cycling Strategy with some reservations. To fully support this section, the Forum would welcome a change to include the role of landowners and access for all users. In accordance with its agreed position and advice previously given, the Devon Countryside Access Forum suggests the following text:

"Improvements should allow for the maximum number of different users and, wherever possible, should be multi-use (walkers, cyclists and horse-riders), and take into account the needs of disabled users. Consultation with landowners and land managers will be carried out at an early stage of planning and discussion."

c. Map 4 Newton Poppleford and Harpford NP – Footpath infrastructure

DCAF raised various concerns about the clarity of this map with regards to the wording and colours used in the key. DCAF requested that:

- the map colours should be changed so that the differences between the different status of routes is much clearer;
- use of the terms “private footway” and “private” in the legend should be changed or a footnote added to explain what these mean and add clarity. DCAF made several suggestions.

3. East Devon District Council

This representation sought amendments to policy wording as follows:

- **Policy T1 Adequate Parking** – minor amend wording for clarity and request to specify the parking requirements
- **Policy T2 Traffic Calming** – minor amends for clarity to criterion a & c, and removal of requirement for the Parish Council to approve Transport Statements/Assessments as this is the role of the Local Planning Authority
- **Policy T3 Rights of Way** – suggestion to move the aspiration for a Footpath & Cycling Strategy out of the policy and into an Objective
- **Policy EP1 Conservation & Enhancement of the East Devon AONB and Natural Environment** – minor amendments to the policy wording and related Map 9 for clarity
- **Policy EP2 Development on Designated Flood Zones** – Policy should be deleted as it is not considered to be in line with national guidance and is considered unnecessary due to inclusion of Policy EP4
- **Policy EP3 Minimise Damage to Existing Policies** – Minor amend for clarity to policy title to replace ‘minimise’ with ‘minimising’. Queries whether this policy should apply to all development without exception.
- **Policy EP4 Flood Risk Assessment** – Various amendments sought to policy wording to ensure both national and local policy & available information on flood risk is appropriately reflected, as well as minor amends for clarity & accuracy
- **Policy EP7 Local Amenity** – Amendment to terminology to assist application the policy, by removing reference to ‘nuisance’
- **Policy EP8 Protect Agricultural Land**– Suggested amendment to policy title and definition of agricultural land to reflect that used in national planning policy. Observed that this policy repeats existing Local Plan policy EN13.
- **Policy H1 Meeting Demand for Smaller Dwellings** – Minor amend for clarity

- **Policy H3 Outside the Built-up Area Boundary** – Definition of affordable housing to be amended to reflect that set out in national policy. Reference added to Housing Needs Survey evidence to reflect Strategy 35 of the Local Plan. Various other minor amendments for clarity in application.
- **Policy TD2 Affordable Homes to Meet Local Need through a Community Land Trust** – Several amendments to wording for clarity, to facilitate application and further the intent of the policy
- **Policy HQD1 Maintain the Built Character of our Parish through High Quality Design** – (i) Replacement of ‘should’ with ‘would’ in Criterion ‘g’; (ii) removal of reference to modern design from within criterion ‘t’ and include the requirement as a separate statement to say “Modern design will be supported provided the local character is respected or enhanced”; (iii) amend last sentence of policy to read, “All major developments within the Neighbourhood Development Plan Area should be of a high standard of design reflecting the principles set out in BfL(12) (Building for Life 12)”.
- **Policy EM1 & EM2 Employed & Business policies** – Suggest these policies could be more positively worded to promote employment uses, if there were opportunities to do so without conflicting with other Plan policies. Suggest allowance for employment use B1b (light industrial) be included within Policy EM1.
- **Policy EM3 Superfast Connectivity** – Suggest minor amend to aid application, to read “Suitable ducting to accommodate FTTP broadband should be provided in all new development.”
- **Map 7 Agricultural Land Classification** – references to this should state that this classification is provisional
- Cross-referencing between policies can be deleted as the Plan will be read as a whole
- Several other amendments sought in the formatting/layout for reasons of presentation

See the [full representation](#) on the neighbourhood planning pages of the East Devon District Council website.

4. Highways England

Highways England have reviewed the Submission Version and remain satisfied that the Plan’s proposed policies are unlikely to impact on the safe and efficient operation of our network and therefore have no specific comments to make.

5. Historic England

No issues associated with the Plan upon which Historic England wish to comment.

6. Natural England

No specific comments to make on this Plan.

7. P Gibbons

This representation covered a number of points with reference to both the Newton Poppleford Plan and the planning system more generally, including:

- Expressing concern regarding how local housing needs and residential parking are dealt with in planning, giving several examples from other locations.
- Suggesting a study of the A3052 through Newton Poppleford in relation to parking, traffic speeds and congestion would be useful to engage the County Council as Highways Authority.
- Questioning the role of planning in securing provision of a Doctors' Surgery in a new estate or a village location.

See the [full representation](#) on the neighbourhood planning pages of the East Devon District Council website.

8. Mr R Compton

8.a. Mr R Compton Representation 1

This representation covers a wide range of matters summarised below, and provided supporting information. Please refer to the full representation on our website for actual wording and full details (see link below).

- Overall concern expressed that the plan is too restrictive of new development and as such will lead to stagnation and decline of the area, with specific reference to the extent of the Built Up Area Boundary as shown in the Plan, which excludes the western end of the village. States that land which offers potential for residential development lies only outside the line of the Built Up Area Boundary and also that any development opportunities within it via infill will be limited by introduction of a 'minimum garden size' policy.
- Presents reasons why it is considered the Built Up Area Boundary should include the western end of the village, with particular reference to footpath links, bus services and availability of land for residential development.

- Seeks to demonstrate that Newton Poppleford is a sustainable settlement and that any future development can only be accommodated to the western end of the village, along the Exmouth Road, due to the floodrisk which affects other undeveloped areas of the village.
- Considers that the Plan contains some incorrect and misleading information, including regarding the bus service and footpath network which it considers are both more favourable than described in the Plan.
- States that by not proposing new residential development, the Plan is contrary to both local and national requirements and planning policy for growth, and to views from the community survey that residents accept the principle of future residential growth.
- Raises an objection to land in the respondents' ownership above Down Close being described in the Plan as 'natural woodland', advising that this was a man-made previously commercial orchard which has since fallen into natural decline. Confirms that this land is privately owned with no public access. Seeks references to this land in the Plan to be deleted and advises that the previous imposition of TPOs on this land will be contested. A document is enclosed to support allowing future development on the land adjoining the existing Down Close development for housing, including affordable housing.
- Questions the motives of those involved in the making of the Plan and the running/duration of the consultation during the Covid pandemic.

The representation includes various supporting evidence in a set of appendices as follows:

- i. Extract -Strategy 27 EDDC's Local Plan
- ii. Aerial photograph of New King Alfred Way footpath link route
- iii. Plan of New King Alfred Way footpath link
- iv. Public Transport – Bus Service Summary and timetables
- v. Environment Agency Flood Map
- vi. Bus Service frequency summary
- vii. Report by Advanced Arboriculture
- viii. Social Needs Survey
- ix. Sustainability Summary with location map
- x. Site Promotion Statement Land At Down Close, Exmouth Road Newton Poppleford
- xi. Location plan

See the [full representation](#) on the neighbourhood planning pages of the East Devon District Council website.

8.b Mr R Compton Representation 2

This representation was submitted late as supplementary information to the representation above, and was accepted for consideration in the examination by the independent examiner.

The representation adds context to the representation above by setting out the respondents' personal and family connection to the area and service provision within it. It sets out a desire to see the village continue to grow and expand and adds to the previous comments and evidence provided to support the opinion that the Plan will prevent new development and is not reflective of the community consultation undertaken.

The following were appended to the representation:

- i. Annotated extract of the Newton Poppleford Neighbourhood Plan Community Questionnaire Report, March 2017
- ii. Article from the Sidmouth Herald (dated 05/01/18) regarding East Devon housing waiting list

See the [full representation](#) on the neighbourhood planning pages of the East Devon District Council website.

9. South West Water

Noted that in reference to surface water drainage for new development certain SUDs features will be adoptable by South west Water. No other comments.

10. T and R Loynd

This representation questions reference in the Neighbourhood Plan to agricultural land in the respondents' ownership, with reference to Policy TH1 Trees & hedgerows and section 7 of the Neighbourhood Plan, which identifies the land as "copse on left hand side of Littledown lane". The representation advises of various land management measures implemented to encourage wildlife/habitat on the land and of previous unsatisfactory engagement about proposals related to this with the Parish Council. The representation objects to the suggestion of TPOs or restrictions of any kind being imposed on any trees that sit within this land.

See the [full representation](#) on the neighbourhood planning pages of the East Devon District Council website.