
From: [REDACTED]
Sent: 19 May 2021 10:45
To: Planning Policy
Subject: Re: Colyton Neighbourhood Plan. Additional note.

Dear Angela King,

Re: Colyton Neighbourhood Plan. Additional note.

Further to our email below, we would like to propose that a clause is added to the Neighbourhood Plan making it mandatory that ALL new buildings outside the built-up area should be 100% Carbon Neutral, and should incorporate the very highest environmental standards.

Thank you again.

Sincerely,

Laurence and Catherine Anholt

From: [REDACTED]
Subject: Re: Colyton Neighbourhood Plan.
Date: 18 May 2021 at 4:06:15 pm BST
To: planningpolicy@eastdevon.gov.uk

From: **Laurence Anholt MA**
and **Catherine Anholt MA,**

Sunflower House,
Love Lane,
Colyton,
Devon EX24 6HL
[REDACTED]

Dear Angela King,

Re: Colyton Neighbourhood Plan.

We are writing to raise an objection to clause Coly8 in the proposed Neighbourhood Plan, which relates to housing development outside the built-up area boundary, including presumably, protected and Green Wedge land. The clause states that *'a small development of up to 15 dwellings'* may be supported *'to provide affordable housing for local need, that is evidenced in accordance with Local Plan Strategy 35'* if *'it will not have a harmful visual impact on its setting or the landscape.'*

Unless we are mistaken, the wording of this clause is significantly different from the Pre-Submission Consultation version of the Neighbourhood Plan which was circulated to the community in October 2020.

To the best of our knowledge, the original version stated that Proposals for housing development outside the built-up area boundary will only be supported if it is demonstrated that: *i) it is on a small site and would provide affordable housing for local need, that is evidenced in accordance with Local Plan Strategy 35; and ii) it will not have a harmful visual impact on its setting or the landscape.*

As far as we can tell there was no mention of 15 dwellings. There is therefore a very real question about who amended this and with what authority? If it transpires that persons with a vested interest have actually amended the Neighbourhood Plan after the consultation period without full public disclosure, that would surely be a violation of public trust?

Many of our friends and neighbours have told us that they cannot recall seeing this precise wording in the consultation document - if they had seen it, they would have objected at the time.

We feel that the version of Coly8 which is currently available on the EDDC website represents an open door to those developers who would use the 'affordable housing' loophole to build estates on protected areas of countryside, thereby decimating wildlife, creating light pollution, bringing additional vehicles along rural lanes and creating precedent for sprawl.

We would like to make it clear that we are fully supportive of affordable housing, but in the right place and in the right way – that is small clusters of houses within the built up area. This 'pepper pot' solution is widely recommended at local and national levels, where it is agreed that it is infinitely preferable that families are properly integrated within the community, rather than 'ghettoised' in estates in the countryside with no facilities at hand.

In our opinion, a development of 15 houses could never be considered 'small' and would, by its very nature have a harmful impact, both environmentally and visually, particularly on highly elevated areas above the town. It seems obvious that any development of this size would be extraordinarily disproportionate for a small town like Colyton.

The Neighbourhood Plan has been painstakingly put together in order that the '*unique and special attributes of the parish are protected and enhanced*', but the current wording of Coly8 seems contrary to that aim.

We would kindly ask that this clause is rewritten in such a way that it prevents, rather than encourages developments of this kind outside the building boundary. We believe that only isolated carbon-neutral buildings with an outstanding architectural and environmental profile should be considered outside the built-up area boundary. In a time of climate crisis, it is imperative that we protect our fragile landscape for generations to come.

Thank you for your consideration.

Yours sincerely,

Laurence and Catherine Anholt