

# OTTERTON NEIGHBOURHOOD PLAN

## SIX WEEK PARISH CONSULTATION



Welcome to the Parish Consultation phase of the Neighbourhood Plan production for our Parish.

This document is a summary of what's in the full first Draft of the Neighbourhood Plan, and we'd much appreciate some of your time to review what we've produced. In this document we tell you further down where you can view the full Draft Plan online and in hard copy form, and how to make comments to the Neighbourhood Plan Steering Group.

### **As a reminder, what's Neighbourhood Planning about?**

Neighbourhood planning gives a community the power to develop a shared vision for their area. The plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. This enables local communities to have more influence over the future development of their area.

### **What's been produced?**

Following the Neighbourhood Plan Questionnaire in June 2017 the Steering Group have prepared a DRAFT NEIGHBOURHOOD PLAN. It's a longer, informative document – over 170 pages including appendices showing our evidence base, so this summary aims to provide you with a flavour of the content of the plan.

However, we encourage you to look at the main Plan if there are particular parts that you want to know more about. The main Plan includes analyses of the 2017-18 main, children's and business questionnaire responses and traffic surveys. These analyses have guided the careful creation of our objectives and policies.

### **What are the next steps?**

Our full Draft Plan will go through two consultation stages – this exercise, and a statutory consultation organised by East Devon District Council (EDDC). It will then undergo a statutory inspection before being put to a Parish vote for approval. If a simple majority of parishioners voting in that accept the plan, it will become effective ('made' as EDDC describe it) in the determination of planning applications in the Parish. We now need your comments before we submit the plan for the next consultation phase.

### **What's the timetable for this consultation?**

The Parish Consultation runs from Monday 17<sup>th</sup> June to Sunday 28<sup>th</sup> July – a period of 6 weeks.

### **What will happen to my comments?**

The Steering Group will review all comments received. Where it is clear that a consensus exists for a particular view and it is appropriate for the plan, we will include that in the draft we submit to EDDC. We will post an analysis of comments made on the Village website.

### **Who else has been doing this?**

A number of other communities in East Devon already have completed 'made' plans: local examples include Budleigh Salterton, East Budleigh, Exmouth, Lymptone, Ottery St Mary and West Hill. You can see their plans on the EDDC website. Several other communities are also working towards having a plan.

Thank you in advance for your time!

**The Otterton Neighbourhood Plan Steering Group**

**Please complete the Comments Page  
enclosed with this summary.**

# PRE-SUBMISSION SIX WEEK CONSULTATION PLAN

JUNE TO JULY 2019

The Otterton Neighbourhood Plan Steering Group has been working hard to formulate a plan which will guide development in the Parish over the next 13 years. It is based on the responses in the completed questionnaires, and from feedback at 2 public meetings held in early 2018.

We would ask you to read the full document which can be found:

- ✓ on the Village website (<http://www.otterton.info/>)

In hard-copy form in the:

- ✓ Community Shop
- ✓ Kings Arms
- ✓ Mill
- ✓ Church
- ✓ Alternatively we can lend you a copy if you cannot attend these places.

The Steering Group would very much welcome your thoughts and feedback on this important document: **this is going to be your Parish Plan for the Future**. A consultation response form is attached to this summary, so please fill it in and return it to any of the locations above. If you would like to discuss the Draft Plan further in person, then please email the Steering Group at [OttertonNPSG@gmail.com](mailto:OttertonNPSG@gmail.com).

## **The Consultation Period runs from Monday 17 June to Sunday 28 July 2019**

The Otterton Neighbourhood Plan is an opportunity for the community to have more influence over local planning issues. We wish to preserve and protect what is best and most distinctive about the Parish, whilst recognising the need for measured growth and careful development that will enable our community to thrive.

The aims are:

- Ensure that Otterton continues to be an outstanding place to live, work and visit.
- Promote a healthy, thriving and harmonious community and a sustainable future for generations to enjoy.
- Preserve and enhance Otterton's historical significance and built environment.
- Cherish, protect and enhance the natural environment with careful consideration of its AONB and World Heritage Site status.
- Ensure that any future development (should it be required) is of the highest quality and design, in accordance with the Otterton Design Statement 2004.
- Insist that any new development (should it be mandated on us) should meet the needs of local people first.
- Reduce the volume and speed of traffic through the village and reduce heavy goods vehicles.
- Support the reduction of pollution, global warming and our carbon footprint.

These aims are expressed in the full Draft Plan as:

- A set of **Objectives**;
- A set of detailed **Policies**. These cross-refer to various external documentation, notably:
  - The government's National Planning Policy Framework
  - East Devon District Council's Local Plan 2013-31 (adopted in early 2016).

These objectives and policies are shown below as they form the core of the Plan.

The full Plan also includes a set of interesting Community Actions (derived from the questionnaire outcomes) that cannot feature in the Plan Policies, but would make exciting projects for other members of the community to take forward.

## PLANNING OBJECTIVES

The word cloud below summarises the analysis results from the 2017 questionnaire responses, and the elements in it have informed the creation of the objectives below. The size of each phrase indicates the frequency of being mentioned in the analyses.



Figure 1 - Questionnaire Responses word cloud

### PO.1 - Housing and Development

No development would be allowed to have a detrimental impact on the landscape and character of Otterton village and the Parish as a whole by virtue of its location, scale, density and design. Any necessary future development should support proven local needs first, for those with a local connection to the Parish. These should be small scale housing developments to include affordable housing and properties for downsizing, accompanied by all the necessary improvements to Parish infrastructure. Any new developments would need to meet environmental standards of the highest level including insulation, and take account of appropriate sustainable technologies. Developments should respect the guidelines as outlined in the Otterton Village Design Statement 2004.

Support small scale environmentally sound and unobtrusive renewable energy schemes such as solar, ground/air-source heat pumps and rainwater harvesting.

## **PO.2 - The Built Environment**

Protect and enhance the historic fabric which is intrinsic to the beauty of the Parish. Ensure any development is sustainable and does not cause increased traffic, flooding, noise or light pollution. Ensure that any development respects the guidelines as stated in the Otterton Village Design

Statement 2004 with particular reference to the “Ten Design Principles for Otterton” (Appendix C).



## **PO.3 - The Natural Environment**

Conserve and enhance all our exceptional natural environments, landscapes and habitats with sensitivity and care, as assets for the present and future. Development should be sustainable and not cause increased traffic, flooding, noise or light pollution. Protect designated Local Green Spaces from development.

## **PO.4 - Economy/Business/Employment**

Support small businesses including home working, small scale tourism and farming as the main economic activities in the Parish. Such support would only be given if there is no detrimental effect on the natural or the built environment.

## **PO.5 - Ladram Bay Holiday Park**

Resist further expansion of the Ladram Bay Holiday Park site. Instead, encourage development within the site, and only if such development would not increase the number of private or commercial vehicles through the village and would have no further impact on the AONB, World Heritage Site and Coastal Protection Zone in which the holiday park is sited.

Require traffic management plans to be implemented to reduce the traffic impact of the site on the local roads. Improve connecting footpaths and provide cycle routes to the site.

## **PO.6 – Transport and Traffic**

Reduce the stress on Otterton’s roads through promoting more sustainable transport and better public transport, reduce traffic congestion and pollution, as well as resolve parking, safety and footway problems. Encourage walking and cycling to help reduce the Parish’s carbon footprint.

## **PO.7 – Community Facilities and Leisure**

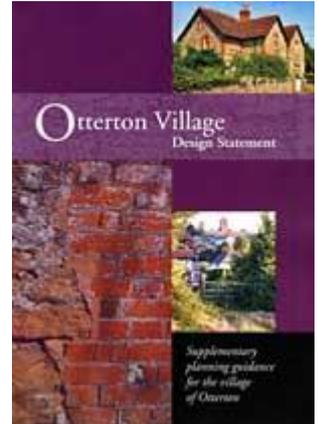
Support the retention and enhancement of all community assets and facilities which are valued by residents. Encourage an increase in activities for residents to join. Maintain all the natural assets (e.g. PROWs, landscape views, trees/hedgerows, river, Local Green Spaces) within our beautiful surroundings for all to enjoy their leisure time and pursuits.

## DEVELOPMENT MANAGEMENT POLICIES

### Sustainable development – Policy ONP1

Development proposals to meet a local need, as supported by East Devon’s Local Plan, will be supported where it can be demonstrated that they:

- a) contribute to the sustainability of Otterton and its community;
- b) do not exacerbate existing traffic and flooding issues;
- c) are of a size and scale to minimise the impact on infrastructure, environment, the rural character and special landscape of Otterton;
- d) have safe and suitable access arrangements;
- e) follow the principles of good quality design and conform to the requirements set out in the Otterton Village Design Statement 2004;
- f) make best use of available technologies to limit the carbon footprint.



### Protecting and enhancing the Conservation Area and other heritage assets – Policy ONP2

Development within or adjacent to the Conservation Area or any heritage asset must preserve and, where possible, enhance the historic or architectural character of the site and Conservation Area, and must not detract from its setting or that of any heritage assets.

### Protecting and enhancing the built environment – Policy ONP3

Development must not detract from the existing street scene, open spaces and rural character of the Parish, and must not cause harm to, or adversely impact upon, the AONB. Development must follow sustainability principles and the design principles set out in the Otterton Village Design Statement 2004.

### Protecting and enhancing the natural environment - Policy ONP4

Development must conserve and should seek to enhance the landscape and scenic beauty of the Parish, and the key characteristics of this part of the AONB as identified in the East Devon and Blackdown Hills Landscape Character Assessment. Development must also safeguard open countryside, avoiding skylines and ridges and cherished public views, as set out in the Guidelines to the East Devon and Blackdown Hills Landscape Character Assessment. Development must follow the key principles set out in the Otterton Biodiversity Report and avoid important wildlife habitats and watercourses, and any impact must be fully mitigated.

### Encouraging small businesses and agriculture – Policy ONP5

Development of sustainable small scale businesses will be supported where they comprise the conversion of existing buildings, or extensions for home working, or the diversification of existing rural enterprises, provided they do not have a negative impact on the peaceful environment of the AONB or harm the rural character of the landscape. Proposals must not have a detrimental impact on the streetscene, flooding, residential amenity, access, traffic, and car parking. Noise, chemical, water and light pollution should be strictly controlled.

## Control of Ladram Bay Holiday Park Development – Policy ONP6

Development will only be permitted if it is for the replacement of an existing structure (to the same size or smaller), is designed to be sustainable and does not intrude on the AONB or WHS. No new development of any kind will be permitted anywhere outside the established site boundaries, unless it is to improve the approaching road infrastructure to the site, reduce the flow of traffic by improving infrastructure for walking and cycling, and includes a Traffic Management and Travel Plan.

## Traffic and Travel around the Parish – Policy ONP7

Traffic management schemes that increase safety for all road users in the Parish and are proven to have the backing of the community will be required from development proposals. This would not apply to small scale developments, such as extensions to houses, that do not generate additional traffic.

Measures to provide wider and safer footways and improved cycling and pedestrian routes within the Parish will be supported.

Proposals to improve accessibility and extend local footpaths and cycleways and help connect them to the wider networks will be supported.

Development that generates an increase in traffic movements will be required to provide and implement a Traffic Management and Travel Plan.



*Congested traffic at Cross Trees.*

## Local Green Spaces – Policy ONP8

The following local green spaces have been assessed at Appendix M in the main document, and designated in accordance with paragraphs 99, 100 and 101 in the National Planning Policy Framework:

- 1 Village green
- 2 Church yard and cemetery
- 3 Allotment gardens
- 4 Jubilee playground
- 5 Stantyway recreation field

They are shown on the Proposals Map at page 33 of the main document.

Proposals for development in a Local Green Space will be strongly resisted, unless

- there are very special circumstances applicable
- they are ancillary to the use of the land
- they can demonstrate that they have no harmful effects on the character of the space.

There is *much* more information in the full  
Draft Neighbourhood Plan!

Thank you in advance for your comments,  
which you can add on the comments  
sheet attached, or online at  
[www.otterton.info](http://www.otterton.info).