



# NEIGHBOURHOOD PLAN FOR THE PARISHES OF OTTERY ST MARY AND WEST HILL

2017 - 2031

# FOREWORD

## **Foreword to Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill.**

The Ottery St Mary and West Hill Neighbourhood Plan is part of the Government's approach to planning, which aims to give local communities more say about what goes on in their area.

East Devon District Council (EDDC) approved the designation of the Ottery St Mary Parish as a Neighbourhood Plan area in January 2015.

Since that date West Hill has gained independence from Ottery St Mary Town Council and has formed its own parish, but it remains part of the designated Neighbourhood plan area. Now called 'The Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill'.

The Neighbourhood Plan provides a vision for the future of the community and sets out clear policies as required by the Localism Act which came into force in April 2012. The policies and actions of the NP will be combined with the East Devon Local Plan which was approved in January 2016.

The parish of Ottery St Mary has had at least a 25% increase in housing over a very short timeframe and the plan has been mindful of this and the community views on how this affects them.

The countryside around the parish is its crowning glory and the plan has made it clear that this should be protected for future generations.

The plan has made every attempt to identify issues that are important to the community and has created the opportunity whilst doing this for a project to investigate the regeneration of the historic town centre of Ottery St Mary.

The Town Council would like to thank the Neighbourhood Plan Working Group, as well as residents, local groups, stakeholders and organisations and our consultants, LDA for their hard work and input during the development of this plan.

Cllr. Jo Talbot (Chairman of the Neighbourhood Plan Working Group)  
Mayor Glyn Dobson, Ottery St Mary Town Council

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# ABBREVIATIONS

AONB	Area of Outstanding Natural Beauty
BUA	Built Up Area
BUAB	Built Up Area Boundary
CWS	County Wildlife Sites
DCA	Devon Character Area
DCC	Devon County Council
EA	Environment Agency
EDDC	East Devon District Council
HGV	Heavy Goods Vehicle
IDP	Infrastructure Delivery Plan
LGS	Local Green Space
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
UWS	Unconfirmed Wildlife Sites

# CHAPTER 1. INTRODUCTION

## THE ROLE OF THE NEIGHBOURHOOD PLAN

1.1 Neighbourhood planning was introduced by the Localism Act 2011 as a new approach to planning, giving communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

1.2 Like many communities in East Devon, Ottery St Mary Town Council took the decision in mid-2014 that a Neighbourhood Plan for the whole parish was important to provide the community with opportunity for greater influence over locally focused planning policies in a period of Local Plan policy flux and substantial development pressure. The Neighbourhood Plan Area designation was approved by East Devon District Council (EDDC) in January 2015 (see map overleaf).

1.3 The Neighbourhood Plan Area was originally defined as the Parish of Ottery St Mary which included the village of West Hill as well as a number of smaller settlements including Tipton St John, Alfington, Wiggaton, Fenny Bridges, and Higher Metcombe. In July 2016, West Hill was granted its own independent Parish status which will come into effect on 1 April 2017. The communities of both Parishes have been fully engaged in preparing this Neighbourhood Plan and this change in Parish boundaries has no bearing on the content of the Neighbourhood Plan, which should be equally applied to both Parishes. Chapters 6, 7 and 8 and the neighbourhood plan policies therein apply to all areas within the Neighbourhood Plan Area. There are specific chapters and policies applicable to Ottery St Mary Town, West Hill and the smaller villages.

1.4 The Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill ('the Neighbourhood Plan') will, on adoption, form part of East Devon District Council's statutory development plan. It is a requirement set out in legislation that applications for development must be made in accordance with the statutory development plan, unless material considerations indicate otherwise. The plans and policies contained

in this document must therefore be taken into account in the determination of any planning applications for the Parishes.

1.5 The Neighbourhood Plan contains policies and projects that will apply over the period 2017 – 2031. As required by the Neighbourhood Planning Regulations 2012, the Plan has been developed to be in conformity with national planning policy, contained in the National Planning Policy Framework (NPPF) as well as the strategic policies of the East Devon Local Plan.

1.6 The Neighbourhood Plan process has helped to clarify and confirm the priorities of the community of the Parishes. The Neighbourhood Plan is a catalyst for action rather than being the 'end goal'. A number of the policies and projects in the Plan identify action which will rely on the Parish Councils' ongoing commitment and partnership-working with stakeholders and/or investment from public, private and voluntary sources.

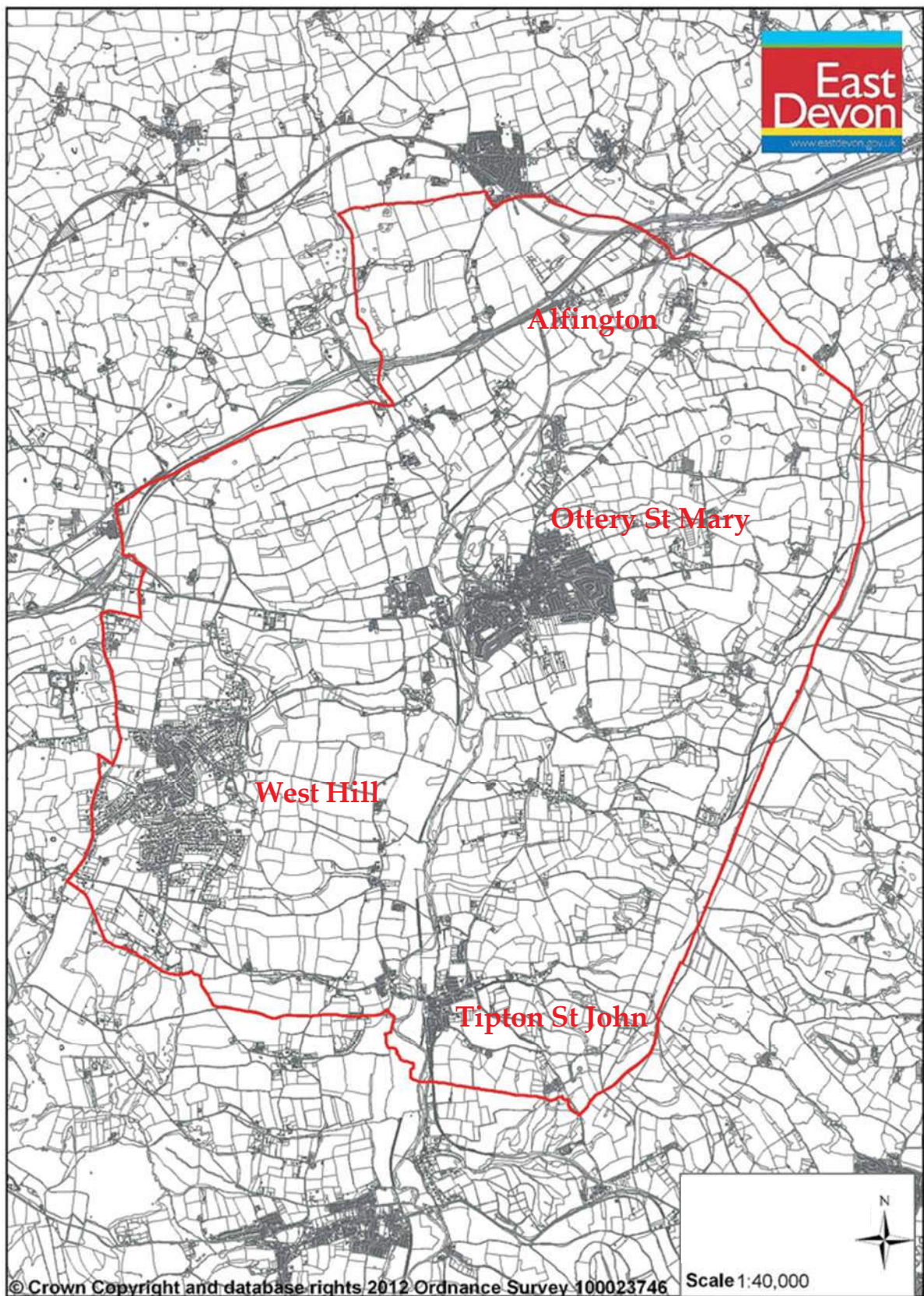
### **Preparation of the Neighbourhood Plan**

1.7 The Neighbourhood Plan has been prepared on behalf of Ottery St Mary Town Council and West Hill Parish Council by the Neighbourhood Plan Working Group with support from consultants. The Working Group comprised of a mixture of councillors and volunteers from the local community. Other members of the community have also provided useful support and assistance particularly with gathering evidence and playing an active role at the consultation events.

1.8 The Neighbourhood Plan has been developed following a series of visioning workshops and consultation events to engage the local community and gain their views on the key issues facing the Parish. Discussions with key stakeholders, such as local businesses, Historic England and EDDC have also helped to shape the Plan's policies and projects. The Consultation Statement accompanying the Neighbourhood Plan provides a comprehensive overview of the consultation activities undertaken to support the Plan.



# THE NEIGHBOURHOOD PLAN AREA





## CHAPTER 2. A PORTRAIT OF THE NEIGHBOURHOOD PLAN

2.1 The Neighbourhood Plan Area covers the adjacent Parishes of Ottery St Mary and West Hill, located in the district of East Devon. It encompasses a number of settlements including the town of Ottery St Mary and the villages of West Hill, Tipton St John and Alfrington. It also includes a range of smaller settlements and hamlets including Wiggaton, Taleford, Fairmile, Fenny Bridges, Fluxton and Higher Metcombe all set within the beautiful and historic East Devon countryside.

2.2 The rural landscape is a unifying feature of the Neighbourhood Plan Area. The River Otter runs directly through the centre of the area in a north to south alignment and passes through both the town of Ottery St Mary and Tipton St John village. Part of the Neighbourhood Plan Area along the eastern and southern boundary including part of the village of Tipton St John, lies within the East Devon Area of Outstanding Natural Beauty (AONB),



TIPTON ST JOHN

2.3 The Neighbourhood Plan Area is located south of the A30, about 12 miles to the east of Exeter city centre and approximately 8 miles to the west of Honiton. Exeter International Airport is approximately 8 miles to the west, as is the new settlement of Cranbrook which is just north of the Airport. Sidmouth and the East Devon coast lies roughly 6 miles away to the south.

2.4 The wider context in which the Neighbourhood Plan Area is situated influences the opportunities and challenges it faces. The wider development context of the Neighbourhood Plan Area includes East Devon's 'West End', and the Exeter and East Devon Growth Point, for which significant population and employment growth is planned and underway, encompassing projects such as Cranbrook new settlement, Exeter Science Park and Skypark. This will bring with it a substantial increase in population along with further employment opportunities. The proximity to Exeter, the key services and employment centre for the County, also has a significant effect on the role and functioning of the Neighbourhood Plan Area. This context has implications for the towns and settlements within the Neighbourhood Plan Area, creating certain development pressures, and opening up new opportunities. It is the job of the Neighbourhood Plan to help to maximise the benefits of this strategic context, i.e. by facilitating investment in recreation and leisure facilities to capture new demand, and promote connectivity within the Neighbourhood Plan Area and beyond to help attract potential new investment.



RURAL CHARACTER ON THE EDGE OF WEST HILL



OTTERY ST MARY

2.5 The Parishes have a rich and colourful history which can be traced back to 1061, when Edward the Confessor granted his manor of 'Otregei' to the Chapter of the Cathedral of Rouen in Normandy. The Domesday Book of 1086 refers to the town of Ottery St Mary as the 'Manor of Otrei'. It was not until 1207 that 'St. Mary' was added to the place-name, indicating the existence of a church by that time.

2.6 There are a number of key routes within the Neighbourhood Plan Area. Exeter Road links Ottery St Mary to the A30 while the B3180 connects the western settlements of the Neighbourhood Plan Area to the A30. The B3180 also provides a key route from the Parish southward towards Exmouth and the coast. The B3177 (Alfington Road) connects the settlements in the north of the Neighbourhood Plan Area to Ottery St Mary town, while the B3176 (Sidmouth Road) connects the southern settlements of the Neighbourhood Plan Area, including Tipton St John, with Ottery St Mary. This narrow road featuring several pinch points is also used as a link between Sidmouth and the A30.

2.7 Ottery St Mary town forms the main service centre of the Parish, with primary and secondary schools, healthcare facilities, retail, and employment uses. The retail offer in the town of Ottery St Mary predominantly comprises of independent shops along with a medium-sized national supermarket chain store.

2.8 The Parishes have lively and active communities and run many successful community events. Ottery St Mary is nationally renowned for the annual 'Tar Barrels' event which attracts thousands of visitors every year. Other popular events include the Food and Families Festival and Pixie Day. These events are highly valued by the community and add a richness to life here.

2.9 Census data from 2011 for the 'Ottery St Mary Parish' boundary (which is the same boundary as for the Neighbourhood Plan Area on page 11) shows that the Neighbourhood Plan Area has a resident population of 8,439 people, made up of 3,593 households. The Neighbourhood Plan Area has a higher than average percentage of population within the older age categories. The percentage of people in the 65 – 74 age bracket is significantly higher than the national average at 13.4% compared to 8.6%, while the percentage of people aged 18 – 44, who represent a significant section of the workforce, is significantly lower than the national average (23.4% compared to 36.9%). It is acknowledged that significant development in the Parishes since the census is likely to have impacted on the population profile.



OTTERY ST MARY SCOUTS



D-DAY COMMEMORATION



# CHAPTER 3. KEY ISSUES FOR THE PLAN AREA

3.1 Key issues affecting the Neighbourhood Plan Area have been identified through a range of means to inform the content of the Neighbourhood Plan. This has included:

- A series of visioning workshops held at venues across the Parishes (all residents invited)
- A visioning workshop held with mixed aged students at The Kings School
- Questionnaires available at events, online and distributed at public locations and events
- Community Exhibition (to feed back on visioning and present emerging thoughts)
- Business Questionnaires
- Meetings with interested parties such as major local employer and visitor attraction Otter Nurseries

3.2 The feedback has been combined with a review of the evidence needed to inform the Vision Statement, Policies and Projects of the Plan. The key issues that have been identified are presented below under relevant topic headings. The Evidence Base Report that accompanies the Plan provides a more detailed analysis in relation to the key issues identified below.



COMMUNITY FEEDBACK FROM VISIONING WORKSHOPS - AUTUMN 2015



COMMUNITY FEEDBACK FROM VISIONING WORKSHOPS - AUTUMN 2015



COMMUNITY FEEDBACK FROM VISIONING WORKSHOPS - AUTUMN 2015

## POPULATION

3.3 2011 Census data provides the most recent comprehensive picture of the population profile in the Parishes. This picture will be altered to some degree by the significant development that has occurred since the Census. New family housing in Ottery St Mary Town is likely to be occupied by young families. The following figures should be read with that in mind. Census data from 2011 for 'Ottery St Mary Parish' (which reflects the boundary of the Neighbourhood Plan Area shown on page 11, and includes West Hill), shows that the Parish has a usual resident population of 8,439 people. 2011 Census data available for 'Built Up Areas' (BUA) shows the breakdown of this for the larger settlements of the Parish, as shown below:

- Ottery St Mary (BUA): 4,898
- West Hill (BUA): 1,727
- Tipton St John (BUA): 644
- Residual population distributed amongst the smaller villages/hamlets and countryside of the Parish: 1,170

3.4 In planning for the future, the Neighbourhood Plan aims to meet the needs of the current and future population. This must take into account key trends:

**Old and ageing population** - The Neighbourhood Plan Area has a higher proportion of elderly people compared to figures for England as a whole. The percentage of people in the 65 – 74 age bracket in particular is significantly higher than the England average. Population projections at the district level (East Devon), as reported in the SHMA show a projected growth of 38.1% in the 65+ age group between 2013 and 2033.

**Decline of people of working age** - Census data showed there was a slight decline of people in the area aged between 18 – 59 between 2001 and 2011. Population projections at the district level show very limited projected growth between 2013 – 2033 in age groups 20 – 44 (change of +1.4% for age group 20-29 and a change of +1.7% for age group 30-44). At the district level there is a slight projected decline in those aged 45 – 64 (-0.8% between 2013 – 2033).





## LANDSCAPE AND ENVIRONMENT

3.5 The Neighbourhood Plan Area is located within a largely rural landscape with its southern edge being covered by the statutorily protected East Devon AONB. Views from within the area out to this AONB landscape are extensive and highly valued. The River Otter, and its associated valley floor characteristics, informs a large part of the landscape character of the overall Neighbourhood Plan Area.

3.6 The Neighbourhood Plan Area encompasses three different types of 'Devon Character Areas' (DCAs) which are named to an area sharing a unique and distinct identity recognisable on a county scale. Within the Parish the following DCAs are evidenced: Pebblebed Heaths and Farmlands; Clyst Lowland Farmlands; and East Devon Central Ridge.

3.7 There are a variety of County Wildlife Sites (including Cadhay Wood, Cadhay Bog, Shute Farm, Fluxton) in the Neighbourhood Plan Area (as shown in Appendix 3). There are also a good number of Unconfirmed Wildlife Sites where habitat value is suspected but has not been sufficiently investigated to date. The East Devon Pebblebed Heaths, which just come within the boundary, are a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), and Special Protection Area (SPA).





## CHARACTER, DESIGN QUALITY AND BUILT HERITAGE

3.8 There is variation in the built character of the settlements in the Parishes with each having a distinctive qualities and strong communities. The key issues in relation to character, design quality and built heritage are presented below.

**3.9 Ottery St Mary - The former 'industrial heart' and market place of the Neighbourhood Plan Area.** Ottery St Mary town centre has a particular charm, created by the period buildings and sometimes narrow, medieval street layout. Whilst this adds a distinctive local character, traffic congestion is an increasing problem. Broad Street forms the town's wide and busy central hub, where Silver Street, Mill Street, Jesu Street, Tip Hill and Prospect Place all meet, but its narrow pavements can lead to a feeling of domination by traffic.

3.10 The centre of Ottery St Mary is a designated conservation area. This encompasses the historic market places, the ecclesiastical centre with the Parish Church of St Mary (the only Grade 1 listed building in East Devon), most of the 19th century suburbs and a significant area of historic landscape to the north and west of the town that includes the small hamlet of Dunkirk. The conservation area has helped to maintain the high quality of the built environment, though the neglected historic buildings at the Mill site led to it being placed on the National Heritage At Risk Register until recently. However, there are still negative issues that require attention.

3.11 The redundant listed former Mill Building to the west of the Town Centre is currently being partly converted and partly redeveloped with housing and over 55's apartments. The wider town includes a

mixture of housing periods including estates of post war housing and some modern developments such as the recent Island Farm development on the western edge of the town.

3.12 There are a number of valued open spaces together with "amenity" land in and around Ottery St Mary Town. Sites at Canaan Way recreation area, Winters Lane playing fields and tennis courts, the football ground off Butts Road, the primary school playing field, the King's School playing field, and, at Strawberry Lane, Ottery Cricket Club, the bowls club and the Ottery St Mary Town Council sports facility that includes the petanque club all provide excellent facilities. The Millennium Green near St Saviours Bridge offers beautiful views and walks beside the River Otter which contribute to residents' enjoyment of the town and surroundings.

**3.13 West Hill 'the Woodland Village'** is particularly notable for its unique low density wooded character. The rural quality of its verges and Devon banks, the glimpses of tree framed views and the maturity of the trees all contributes to West Hill's special character. There are three common patterns of development within West Hill – buildings along the principal roads, development of small estates and backland development.

**3.14 The smaller settlements and hamlets.** The principal villages in the Neighbourhood Plan Area are Alfington in the north east and Tipton St John in the south. There are also several hamlets, including Wiggaton, Fluxton, Taleford and Fenny Bridges. These settlements have generally developed around historic farmstead clusters over many years, with notable additions from the 17th century onwards, plus a handful of more modern developments. All share the key element of a rural backdrop promoting an individual character. Most contain several listed buildings from the 18th and 19th centuries, the historic platform from which today's unique identity has sprung.



## ACCESSIBILITY AND CONNECTIVITY

3.15 The northern part of the Neighbourhood Plan Area is within easy reach of the A30, providing a link to Exeter to the west and Honiton to the east. Exeter International Airport is only about 13km away from Ottery St Mary. Commuting for work to Exeter and other locations is common, mainly by private car.

3.16 Local bus services are limited. Currently a half hourly service operates Monday to Saturday, routing through parts of the rural area and connecting Ottery St Mary with Axminster, Honiton and Exeter. However after 19.00, there is only one evening service, and there is a very limited service on a Sunday. Five services connect to Sidmouth six days a week and a service also operates to Taunton. There is the Ottery Town Bus which serves the Parish and provides a vital lifeline to some non-driving community members. This service has been at risk due to funding pressures and has been reduced to two mornings a week during the last year. Funding pressures continue to put all bus services at potential risk in the future.

3.17 The town is served by three car parks:

- Hind St (Short stay up to two hours free) 129 spaces
- Land of Canaan Way (Long Stay) 125 spaces
- Brook St (Short Stay) 35 spaces

3.18 Free on-street parking is available which is time limited in much of the town centre. Parts of the town centre, particularly to the north, have significant pressure for parking from residents of historic, terraced housing with no off-street parking. The consultation feedback and resident experience has identified that the parking capacity for the town is insufficient and all the car parks become full at busy times, particularly Saturday mornings when the supermarket is full.

3.19 The constrained road network in Ottery St Mary town centre, through which all through-traffic must pass, in combination with on-street parking frequently leads to congestion.

3.20 The Parishes are well served by a network of over 55 kilometres of public footpaths and bridleways. There are nearly one hundred paths varying in length from a few hundred metres to two kilometres. There are walks beside the River Otter, through woodland and along the old railway tracks. The footpaths are used very regularly by many people who live in the area and are a vital element in the promotion of the area to outside visitors.

3.21 However, it is clear from consultation feedback that connectivity across the Neighbourhood Plan Area by foot, cycle or mobility scooter could be improved. The Neighbourhood Plan Area currently has limited off road cycle infrastructure and due to the narrow and winding nature, some roads are considered by many to feel unsafe for cyclists. There is a long standing aspiration from Devon County Council, Sustrans and other groups for a new cycle-link through the Parishes which could form part of a connection between Feniton and Sidmouth roughly along the route of the former railway.

3.22 A concern identified at consultation was that roads between settlements provided dangerous conditions for a variety of reasons including inappropriate speed limits and the amount of HGVs that use them.

3.23 There are recognised issues with the accessibility and capacity of certain parts of the highway network in and around the Neighbourhood Plan Area, for example Sidmouth Road (from the Neighbourhood Plan Area to Bowd). There is a desire to see additional cycle routes and footpaths to link up with all the settlements in the valley.

## SOCIAL INFRASTRUCTURE AND COMMUNITY FACILITIES

3.24 The Neighbourhood Plan Area has a good range of services and facilities including schools, healthcare and leisure facilities. Education and healthcare facilities have, however, been under pressure with the closure of the Minor Injuries Unit at Ottery St Mary Hospital and closure of community hospital beds. Both Ottery St Mary Primary and secondary Kings School in Ottery St Mary currently face 'at capacity' issues. Tipton St John Primary School has suffered from a number of flooding events (with two incidents in Winter/Spring 2016) and it is likely that the school will be relocated to a site within the campus of the Kings School in Ottery St Mary.

3.25 Shops and services are available in Ottery Town Centre to meet most everyday needs although there is concern about reduced bank services which are a problem for less mobile residents and businesses. Pubs, garages and other local facilities across the Neighbourhood Plan Area are an important part of preserving vital and viable communities. West Hill has its own Post Office which provides a range of valued services.

3.26 The 2014 EDDC Open Space Study Review found that the Neighbourhood Plan Area was generally well served by sports facilities (football and cricket pitches, the bowls club and tennis courts) and recreational open spaces. It identified some under provision of allotments, amenity open space and play space for children and youth within Ottery St Mary Parish. Moreover, there was the need to make quality and accessibility improvements at existing facilities.

3.27 The majority of open space provision within the Neighbourhood Plan Area is concentrated within Ottery St Mary town. The Land of Canaan provides an important and scenic space for use by residents and visitors close to the town centre and the Millennium Green and adjacent open land provides important vistas and access to the Otter Valley. Since 2014, significant unplanned housing growth in the town has caused increased pressure on existing facilities. For instance, while small play spaces have been incorporated into new developments and upgraded allotments have been provided, other facilities, such as the Ottery Leisure Centre, are now heavily used and spare capacity is limited.

3.28 The position elsewhere in the Neighbourhood Plan Area is mixed. While Tipton St John has good local facilities, the same cannot be said for the other communities. EDDC's June 2015 Playing Pitch Strategy identified the need for a new sports pitch facility at West Hill and Alfington residents have identified the need for a small play park.

3.29 There is a wide range of buildings that are available for community use in the town and across the smaller settlements. The town's Station Project has recently added a further facility that is particularly directed towards young people although not exclusively so. The town library is moving to a new more accessible location and this frees up its current premises for alternative community use such as a heritage centre.



WEST HILL VILLAGE HALL



## HOUSING

3.30 2011 Census data in relation to housing suggests the following:

- There is a high level of home ownership in the Neighbourhood Plan Area with 80.1% owning their property.
- The housing supply largely comprises detached, semi-detached or terraced houses and bungalows, with few flats in the Neighbourhood Plan Area.

3.31 Consultation with local residents has identified a clear concern with the amount of applications for housing development that had recently been consented. Around 600 new homes were consented between 2012 – 2015 in and around Ottery St Mary alone. The lack of a demonstrable 5 year housing land supply in the district during this period had left the town vulnerable to a significant rate of growth that many residents perceived as inappropriate. The appropriateness of the design quality and housing type that is being provided through these new developments has also been questioned.

3.32 Affordability in the Parishes is an issue, with average house prices being quite a bit higher than the average for Devon. Census data in relation to the number of bedrooms suggests there is a lack of smaller homes in the Parishes. Overall, real concern has been noted from some local people, including school children, that they will be forced to leave due to the lack of housing opportunities.



NEW HOUSING IN WEST HILL

## EMPLOYMENT AND ECONOMY

3.33 Census data (2011) suggests that the vast majority of the working population travel to work by car or van suggesting that there is a high level of commuting out of the Neighbourhood Plan Area for work. The data also demonstrates that working from home is a relatively popular option for people in the Neighbourhood Plan Area.

3.34 Census data shows a large proportion of the population of Ottery St Mary Parish (16.7%) work in wholesale and retail trade, though this broadly aligns with the national trend. A significant proportion of residents of Ottery St Mary Parish work in either human health and social work activities (13.3%) or Education (10.7%), again broadly in line with the national average. The proportion of those employed in agricultural is higher than the national level (3.3% compared to 0.8%). A lower than expected proportion of the community work in tourism and there would seem to be potential to increase this sector.

3.35 Otter Nurseries to the north of Ottery St Mary town are a significant employer and visitor destination attracting approximately 1.3 million visitors into the Parishes every year. Finnimore Industrial Estate provides the main traditional employment floor space for the Neighbourhood Plan Area with land identified for expansion over time.

3.36 Ottery St Mary Town Centre benefits from a good range of independent shops and a well located Sainsbury's supermarket closely related for linked trips. Nevertheless, maintaining a successful and vibrant town centre for Ottery St Mary is a major challenge and the town suffers from the same pressures felt across the country, particularly from the increase in internet shopping, economic uncertainty and government spending cuts.

3.37 A business survey was designed and circulated to businesses in Ottery St Mary town centre. This highlights some key issues for businesses in the town centre. Concerns identified by business owners who responded included the quality of the town centre environment, particularly in relation to pedestrian safety due to the lack of highway crossings; the high level of traffic and congestion through the town centre; the lack of parking available, and insufficient upkeep of property.



REGENERATION AT LISTED FORMER FACTORY - OTTERY ST MARY



NEW HOMES – OTTERY ST MARY



## CHAPTER 4. THE VISION AND OBJECTIVES FOR THE PARISHES OF OTTERY ST MARY AND WEST HILL TO 2031

4.1 The Vision for the Neighbourhood Plan has been informed by community consultation and seeks to capture the community's views, priorities and aspirations for the Neighbourhood Plan Area for the period up to 2031. The principle of sustainable development, that is meeting the needs of the community now and in the future, is the underpinning theme.

4.2 Our vision has been informed by community consultations across the Plan area. It has been developed to capture the community's views, priorities and aspirations. Sustainable development that meets the needs of the community now and in the future is the underpinning theme.

4.3 The highly valued countryside, the unique character of the many settlements scattered across the countryside and how those settlements work together to achieve a sustainable whole that provides homes, employment, essential community services and leisure opportunities - and the connectivity of those settlements - is at the heart of our vision.

4.4 Three principle themes - Environment, Community and Economy - emerged during the structured development of the Plan together with the recognition that the Town, West Hill and the smaller villages necessarily required individual consideration to reflect the part that they contribute to the whole with each addressed under a separate theme. This has led to the identification of 6 principle themes that are set out in the following table. Through this thematic analytical approach, 19 objectives have emerged. These identify the key issues that the Neighbourhood Plan addresses as it seeks to secure the Vision for the period up to 2031.

4.5 The 19 objectives have been central to our considerations when developing the policies and projects found in this Plan. The links between policies and projects are made clear by their juxtaposition in the text. Links to the 19 objectives of the Neighbourhood Plan are indicated in the light brown boxes that can be found throughout the text.

### Vision Statement

*The Vision for the Neighbourhood Plan is to protect and enhance the special qualities of the Parishes of Ottery St Mary and West Hill and to provide a sustainable future for their economy, environment and communities.*

*The countryside of the Neighbourhood Plan Area is its crowning glory and will be protected for future generations.*

*The individual character and integrity of the town, villages and smaller settlements of the Parishes within this valued landscape will be supported and enhanced. Appropriately sited new development to support the communities and economy of the Parishes will be of a high quality, locally distinctive and well designed to make positive contributions to their surroundings.*

*Community and leisure facilities will be protected and supported across the Parishes, with quality healthcare and education services accessible locally to the whole population.*

*The historic town of Ottery St Mary will be supported as a friendly, vibrant, compact service centre meeting the day to day needs of the community, and drawing in visitors from outside the Parishes to enjoy the town's attractive historic centre, independent shops and restaurants, and regular festivals and events.*

*Connections between the settlements of the Neighbourhood Plan Area and beyond will be enhanced with an improved network of off-road footpaths and cycle ways, including the establishment of a Cycle Route from Feniton to Sidmouth, promoting active lifestyles and the health and wellbeing of the population.*

## THEMES AND OBJECTIVES

Theme	Neighbourhood Plan Objectives
Environment	<ol style="list-style-type: none"> <li>1. Protect and enhance the character and nature of the settlements of the Neighbourhood Plan Area ensuring new development proposals are suitably scaled, complementary and locally distinct.</li> <li>2. Preserve and enhance habitat and scenic value of the Neighbourhood Plan Area for current and future generations.</li> <li>3. Celebrate our heritage which is central to the character and 'sense of place' of the Parishes.</li> <li>4. Reduce issues of traffic congestion and enhance road safety across the Parishes.</li> <li>5. Address flooding risk within the Neighbourhood Plan Area and reduce this where possible.</li> </ol>
Community	<ol style="list-style-type: none"> <li>6. Enhance and support linkages and accessibility within the settlements, across the Parishes and further afield for the benefit of residents and visitors, and to promote sustainability.</li> <li>7. Support the housing needs of the current and future community of the Parishes to meet the needs of the population at all stages of life, whilst balancing pressure for development which could detrimentally impact on the valued character of the Parishes.</li> <li>8. Ensure that the social and physical infrastructure needs of the community are met, particularly in relation to education, healthy lifestyles and well-being, health and social care, transport and roads, drains and sewerage.</li> <li>9. Support the delivery of upgraded sustainable infrastructure to address existing inadequacies and meet the needs of the growing population particularly with regard to roads, utilities and communications infrastructure.</li> <li>10. Meet the social and recreational needs of the community within the Parishes as far as possible to support a sustainable, inclusive, fulfilling and healthy lifestyle.</li> </ol>
Economy	<ol style="list-style-type: none"> <li>11. Support the local economy to enhance the prosperity and sustainability of the Parishes.</li> <li>12. Enhance Ottery St Mary town centre as a vital service centre for the Parishes AND a tourist destination where people come to enjoy the independent shopping, history, culture and environment.</li> <li>13. Encourage innovation which is sensitive and appropriate to the environment.</li> <li>14. Support the future of farming in the Parishes.</li> </ol>
Ottery St Mary Town Centre	<ol style="list-style-type: none"> <li>15. Reduce the impact of traffic and on-street car parking on OSM Town Centre.</li> <li>16. Enhance Ottery St Mary Town Centre to achieve public realm and accessibility improvements that will help to make the town centre a safer and more inviting space and strengthen the long term vitality of the town.</li> <li>17. Protect, enhance and preserve our Town Centre Conservation Area.</li> </ol>
West Hill	<ol style="list-style-type: none"> <li>18. Protect and maintain the unique character and special qualities of West Hill, whilst enhancing the settlement's sustainability.</li> </ol>
Smaller Villages	<ol style="list-style-type: none"> <li>19. Support a sustainable future for the smaller settlements of the Neighbourhood Plan Area which protects their special character whilst allowing for a vibrant future, recognising the needs of the community.</li> </ol>

# CHAPTER 5. DELIVERING THE VISION

## POLICIES AND PROJECTS OF THE NEIGHBOURHOOD PLAN

51 The following chapters of the Plan (Chapter 6 – 11) contain the policies and projects to guide development in the Parishes over the Plan period. The policies and projects of the Neighbourhood Plan have been grouped under the headings ‘Environment’, ‘Community’ and ‘Economy’ although many of the topics addressed could reasonably be identified under two or all of these categories. These are the components of ‘sustainable development’ which must be a ‘golden thread’ running through all planning policy at national, local and neighbourhood level.

### POLICIES

52 As required by the Regulations, the policies specifically relate to the development and use of land and are in general conformity with the strategic policies of the National Planning Policy Framework and the East Devon District Local Plan. The explanation associated with each policy makes reference to the guiding policy context, technical evidence and feedback from consultation as necessary. There are Neighbourhood Plan Proposals Maps included at **Appendix 1**.

### PROJECTS

53 In addition to the planning policies the Neighbourhood Plan identifies a number of specific ‘Projects’, which are a priority for delivery over the Plan period (2017 to 2031) in order to make it a better place to live, work and visit. These Projects will require ongoing commitment and effort from Ottery St Mary Town Council and West Hill Parish Council, including support from EDDC, to secure their delivery. The Neighbourhood Plan process has been invaluable in identifying these priority projects and we hope it will lead to a legacy of concerted community effort for the benefit of the Parishes.

### STRUCTURE

54 Policies are presented in blue boxes and are supported by explanatory text which outlines the reason for the policy and how its requirements will be met. For each policy there is a summary table of the relevant Neighbourhood Plan objectives. Projects are shown in green boxes with supporting information including who will contribute to these projects, recognising that leadership rests with Ottery St Mary Town Council and/or West Hill Parish Council.

The policies in Chapters 6 to 8 apply to development across the Neighbourhood Plan Area. There are also spatially specific policies relating to Ottery St Mary, West Hill and Alfington and Tipton St John (Chapters 9 - 11), the reasons for which are set out in the Plan. This document should be read as a whole.





INTERACTIVE GROUP VISIONING ACTIVITIES, PART OF PUBLIC CONSULTATION - AUTUMN 2015

# CHAPTER 6. ENVIRONMENT POLICIES

6.1 The character and qualities of our landscape and built environment are precious and fragile assets. They are a big part of what makes the Neighbourhood Plan Area a special place.

6.2 This chapter sets out specific policies and projects aimed at conserving and enhancing our town, villages, hamlets and countryside and addressing some of the big issues and pressures as far as we can through this process.





## PROTECTING THE COUNTRYSIDE

6.3 The countryside of the Neighbourhood Plan Area is a highly valued asset with special character provided by the rolling farmland, wooded hillsides, winding lanes and the open river valley. The countryside is important for its aesthetic and leisure value, its essential farming role and its wildlife habitat value. The balance of the historic town, villages and smaller settlements surrounded by nature and countryside views is considered by the community to be a vital part of the character of the area. It makes the Parishes a special place to live and visit. It is of utmost importance that these characteristics are protected for current and future generations.

6.4 National and local planning policy restricts development in the countryside. The adopted East Devon Local Plan does not identify the need for the Neighbourhood Plan to make any strategic or other housing development allocations due to the large number of new homes consented in recent years and the desirability of preserving the settlement pattern and character. As a result, no significant new developments whether within or outside of the existing settlements are needed during the Local Plan period to 2031.

6.5 Strategy 7 of the Local Plan sets criteria for development in the countryside in East Devon. Policy NP1 of this Plan adds further detail for the consideration of applications for development in the Parishes specifically based on the important and prevalent landscape features evident in the Neighbourhood Plan Area having regard to the Devon Landscape Character Areas Assessment, the East Devon Landscape Character Assessment and the EDDC Landscape Villages Appraisal Report. This policy applies to all development outside of the Built Up Area Boundaries (BUABs) of Ottery St Mary town and the village of West Hill. The rest of the Neighbourhood Plan Area (including other villages and small settlements) is defined as countryside in planning terms. The BUABs are shown on the Proposals Maps at **Appendix 1** and are defined by strategic policy of the Local Plan and East Devon Villages Development Plan Document.

### **Policy NP1: Development in the Countryside**

Where development in the countryside is permitted, it must maintain the rural character of the area.

In particular, the following features should be protected and retained:

1. Mature trees – stand alone, in hedgerows and woodland clumps;
2. Hedgebank boundaries;
3. Hedgerows;
4. Tree lined streams;
5. Wetlands.

Relevant NP Objectives: 1 and 2



## SENSITIVE, HIGH QUALITY DESIGN

66 All too often new development driven by the 'bottom line' can result in generic design that does not adequately reflect or enhance the local character of the area. There is concern from the community that recent development in the Parishes has often not adequately demonstrated high-quality, locally distinctive design.

67 Development should be expected to demonstrate a sensitive, appropriate response to its context. This Plan aims to ensure that new development embraces locally distinctive design and engenders a sense of place.

68 Policy NP2 should be implemented through appropriate consideration of design, justified and explained in the Design and Access Statement supporting the planning application where required. For applications where a Design and Access Statement is not required (in line with EDDC's validation requirements), but where the criteria of Policy NP2 is relevant to the application, a short design statement should still be included with the planning submission, identifying how the requirements of Policy NP2 have been met.



### **Policy NP2: Sensitive, High Quality Design**

All proposals for development should demonstrate a high quality of design, which has regard to the local context, is appropriately scaled and sited and makes an overall positive contribution to the Neighbourhood Plan Area.

Applications for development should demonstrate in the planning submission how they meet the following general principles of high quality design:

1. Development should be of a density and layout that reflects the existing development pattern of the settlement;
2. Supports the use of locally distinctive materials;
3. Incorporates a 'sense of place' into the designs /reinforces local distinctiveness by ensuring the proposals have been informed by the character of the area in which they are located. This should include matters such as building line, building height, plot widths, windows and features and boundary treatments;
4. Conserves or enhances heritage assets and their settings where appropriate;
5. Respects and enhances the natural environment through retention of existing natural features maintaining and providing green linkages within and around development sites and delivering an overall improvement to biodiversity value;
6. Protects the amenity of neighbouring properties;
7. Provides adequate, well designed off-road parking spaces.

Relevant NP Objectives: 1 and 3





NEW HOME IN WEST HILL



NEW HOMES IN ALFINGTON



## INFILL, BACKLAND AND RESIDENTIAL GARDEN DEVELOPMENT

6.9 National planning policy supports considering the case for setting out policies to resist inappropriate development of residential gardens, where development would cause harm to the local area.

6.10 The density of our settlements and the ratio of buildings to open space make an important contribution to the character of our built-up areas. With land values and house prices high, in recent years there has been particular pressure for development of infill plots and subdivision of gardens to squeeze in extra units.

6.11 This approach can make a valuable contribution by providing local housing and enhancing the sustainability of settlements, the principle of which is supported.

However, backland and garden developments can have adverse impacts including:

1. Loss of amenity for existing residents and shortcomings affecting new residents
2. Overlooking
3. Loss of sunlight/daylight/overshadowing
4. Noise disturbance
5. Loss of green spaces/trees/hedgerows/vegetation affecting visual character and biodiversity value

6. Insufficient off-street parking
7. Difficulties with recycling and waste collections/bin storage
8. Development of higher density which is clearly out of keeping with the established 'urban grain' can be detrimental to the appearance and character of an established area.

6.12 In West Hill in particular, an increasing trend of development is the erection of new dwellings on residential gardens. The character of West Hill is informed in large part by its wooded, low density development pattern. Where infill development reduces the tree coverage and separation distances between neighbouring properties, a damaging impact on the overall character of the settlement can result.

6.13 The aim of Policy NP3 is to protect the valued character of settlements of the Parishes and to protect quality of life for residents. It should be applied specifically to development within the BUABs of Ottery St Mary and West Hill and to rural exceptions sites under Local Plan Strategy 35. Development outside these areas is considered to be in the open countryside, which is controlled by Local Plan Strategy 7, and paragraph 55 of the NPPF.



## Policy NP3: Infill, Backland and Residential Garden Development

(A) Planning permission for residential development proposals for one or more dwellings on infill, backland and residential garden sites will only be permitted subject to the following criteria:

1. Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. Development should reflect, and be informed by, the scale, mass, height and form of its neighbours;
2. Proposals should demonstrate that the development is of a density appropriate to the immediate surrounding area;
3. Adequate provision must be made for private amenity space and off-street parking for the new development;
4. Boundary treatments for new and amended curtilages should reflect that prevailing in the area;

(B) Proposals for residential development for one or more dwellings on infill, backland and residential garden sites will be resisted if:

1. They would lead to over-development of a site or the appearance of cramming;
2. They would adversely affect neighbouring properties by overlooking or seriously reducing the amount of daylight available to buildings or gardens;
3. They would reduce the level of off street parking for existing residential properties;
4. They would require removal of trees or greenspaces that make a significant contribution to the character or ecological value of the local area;
5. They are for open frontages or the use of the frontage for parking in areas where enclosed front boundaries prevail.

Relevant NP Objectives: 1 and 2





## SETTLEMENT CONTAINMENT

6.14 The unique pattern of settlements within the Neighbourhood Plan Area, each with their own distinctive character, is a valued part of its nature. This, coupled with developer pressure, particularly for new housing sites in and around the main settlements raises concerns about creeping development undermining and degrading the special character of the area over time. This must not be allowed to occur and a major role of the planning system is to prevent and control this.

6.15 In most cases, new development on land outside of the defined built up area boundaries of Ottery St Mary and West Hill will not be allowed in line with Local Plan and Neighbourhood Plan policies protecting the countryside. However, in recent years there has been significant pressure from house builders for development around the edges of these settlements. There is also the potential for affordable exceptions developments on the edges of these settlements which could lead to incremental development creeping together and undermining the gap between the settlements over time.

6.16 This pressure is particularly felt between the settlements of Ottery St Mary and West Hill which both have built up area boundaries. Policy NP4 seeks to ensure that adequate protection is provided in order to contain these settlements and support the long term preservation of the Parishes' settlements and unique qualities.

6.17 The Proposals Map in Appendix 1 identifies the boundaries to the south and west of Ottery St Mary and to the east and north of West Hill that are potentially vulnerable to development, and to which the provision of Policy NP4 relate in order to ensure that the separation between the Parishes' main settlements is maintained.

### **Policy NP4: Settlement Containment**

Proposals for development of land to the south and west of Ottery St Mary, and proposals for development of land to the east and north of West Hill outside the built up area boundary, as identified on the proposals map, will not be supported.

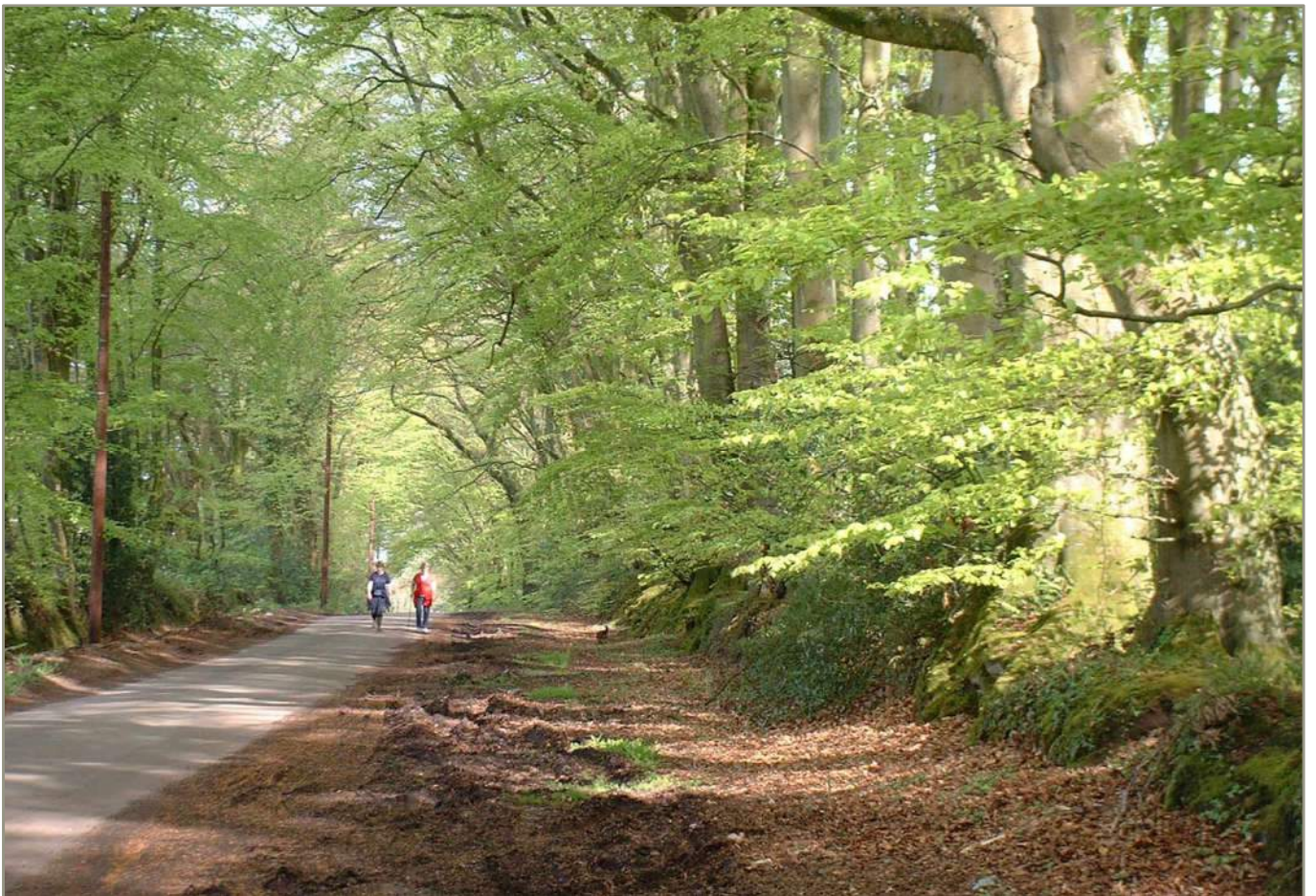
Proposals for development within this area of countryside will only be permitted where:

1. The open and undeveloped feel of the land is not compromised;
2. The separate identity of the settlements is maintained;
3. The landscape setting of the settlement will not be harmed.
4. It does not add to existing sporadic or isolated development.
5. It does not encourage or lead to settlement coalescence.

Relevant NP Objectives: 1, 2, 18

6.18 The assessment of the likely impacts of proposed development on the open and undeveloped feel of the land; the separate identity of the settlements; and the landscape setting of the settlement will take into account extant planning permissions as if they were implemented.







## LOCAL GREEN SPACES

6.19 National policy provides the opportunity to designate spaces as Local Green Spaces (LGS) and restrict new development in these locations. Designations of this nature can only be applied in certain circumstances, as outlined in the NPPF (paragraph 77):

1. Where the green space is in reasonably close proximity to the community it serves;
2. Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
3. Where the green area concerned is local in character and is not an extensive tract of land

6.20 The consultation events showed widespread community support for protecting green spaces and amenity spaces to protect the character of settlements and maintain adequate provision for recreational uses. Policy NP5 identifies LGSs that meet the national designation criteria. An assessment of these LGSs against the criteria is provided in the evidence base.

6.21 There may be cases where development on a LGS is appropriate for example new or replacement facilities relating to the established recreational functions or for uses ancillary to the function of the LGS. Such development proposals would be considered to meet the relevant 'very special circumstance' test (also applied to Green Belt land – see NPPF paragraph 89) and would be subject to all other relevant policies of the Neighbourhood Plan and Local Plan.

### **Policy NP5: Local Green Spaces**

The following open spaces are allocated as Local Green Spaces as shown on the Neighbourhood Plan Proposals Map and Insets in **Appendix 1**:

- a) Ottery St Mary Primary School Playing Field
- b) Land of Canaan Park, Ottery St Mary
- c) Millennium Green, Ottery St Mary
- d) Allotments, Higher Ridgeway, Ottery St Mary
- e) Play Park, Butts Road
- f) Play area by school/village hall, West Hill
- g) West Hill primary school playing field
- h) Woodland Trust Wood, Higher Broad Oak Road, West Hill
- i) Elsdon Wood, West Hill
- j) Broad Oak plantation, West Hill
- k) Tipton St John Playing Field
- l) Tipton St John Primary School Playing Field
- m) Claremont Field, Ottery St Mary
- n) Kings School Playing Field
- o) Barton Orchard. Tipton St John - under construction

Proposals for new development on designated Local Green Spaces will not be supported unless ancillary to their existing recreation or amenity use and 'very special circumstances' can be demonstrated.

Relevant NP Objectives: 2, 8, 18, 19





## VALUED VIEWS

6.22 The rural setting and topography of the Parishes provides the opportunity in places for iconic views within settlements and across the landscape that are highly valued by the community. Consultation feedback from the community showed strong support for protection of key views in and out of the settlements of the Neighbourhood Plan Area which are important to the overall local character. The Neighbourhood Plan Working Group have identified a number of valued views that merit specific protection for the ongoing enjoyment of current and future generations. An assessment of these views against defined criteria to verify their contribution to the special character of the Parishes is provided in the evidence base document.



### **Policy NP6: Valued Views**

Publicly valued views of the Parishes are identified for protection. These are shown on the Key Viewpoints maps in Appendix 1

Any proposals for development that would affect the views listed should demonstrate that design has taken this into consideration and public views can be protected for public enjoyment.

Relevant NP Objectives: 1, 2, 3, 16, 18, 19

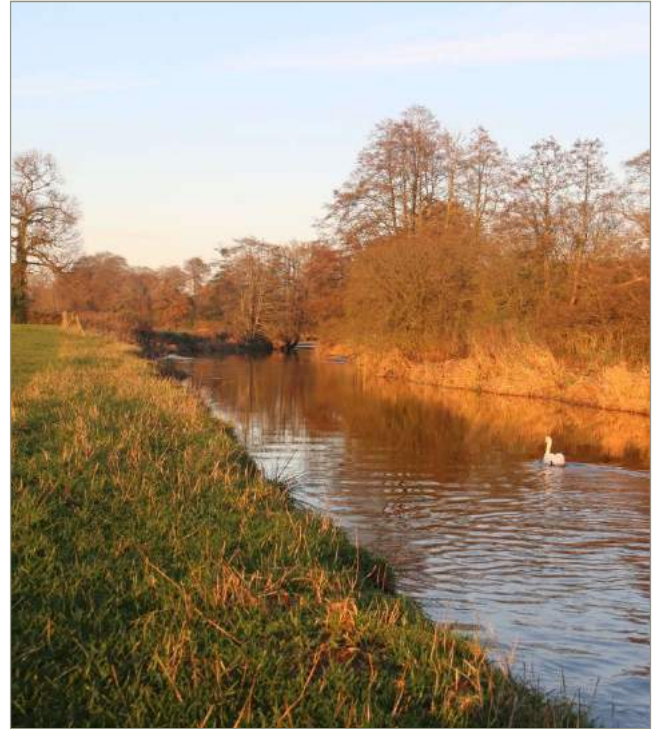
## FLOOD RISK AND DRAINAGE

6.23 The River Otter and its tributaries run through the heart of the Neighbourhood Plan Area and a significant proportion of land is identified by the Environment Agency (EA) as areas that are at high and medium risk of flooding.

6.24 The Neighbourhood Plan Area has been subject to flood events in the past relating to the River Otter and its tributaries bursting their banks. Surface water flooding is a serious issue for the Parishes. Recent major flood events of note occurred in October 2008, July 2012, December 2015 and again in March 2016. A number of roads are affected by flood risk, and rapid run-off from two streams place the Ottery St Mary Town at serious risk such that a 'danger to life' categorisation is applied by Devon County Council. To address this risk OSM Town Council have an Emergency Response Manual and continue to liaise with DCC, the EA and others to seek to address this situation.

6.25 Parts of the river bank are affected by erosion and remodelling that threatens farm land, footpaths and Tipton St John playing fields in particular.

6.26 Flooding is a major concern for the community and one that will likely only increase over time. Future development should demonstrate resilience to the impacts of climate change and incorporate measures such as Sustainable Drainage Systems that will future-proof development.



RIVER OTTER



## FLOOD DEFENCES

6.27 The flooding issues identified above clearly indicate that measures to reduce flood risk in the Neighbourhood Plan Area should be continually assessed and implemented where appropriate. Ottery St Mary Town Council and the new West Hill Parish Council will engage with relevant stakeholders to progress this. Policy NP7 provides policy support for related development.

### **Policy NP7: Flood Defences**

Proposals for flood defence and alleviation measures that will reduce the risks from flood events will be encouraged and supported, subject to other planning considerations.

Relevant NP Objectives: 5





## PROTECTION OF WILDLIFE SITES AND FEATURES OF ECOLOGICAL VALUE

6.28 The Neighbourhood Plan Area, and its immediate surroundings, is home to a variety of habitats and species.

6.29 The East Devon Pebblebed Heaths, on the southern fringes of the Neighbourhood Plan Area, are an SSSI, SAC and SPA. Whilst falling predominantly outside of the Neighbourhood Plan Area, the wider impact that any development proposed in the Neighbourhood Plan might have on these areas (including increased recreational pressures) must be a consideration.

6.30 There are a number of County Wildlife Sites (CWS) in the Neighbourhood Plan Area which are sites of county importance for wildlife, designated on the basis of the habitat or the known presence of particular species. These are listed and mapped in the report, 'Wildlife site resource map and species information for neighbourhood planning – Ottery St Mary' included in the evidence base. There are also a larger number of Unconfirmed Wildlife Sites (UWS) which are sites identified in the same report as having possible interest but which have not been fully surveyed. Some of these sites will be areas of significant wildlife interest. **Appendix 3** provides a plan identifying the CWS and UWS as existing in 2015. Full references are available in the evidence base.

**Policy NP8: All proposals for new development should consider potential ecological impacts at an early stage in their design and demonstrate how existing ecological features can be protected and enhancements can be made. Proposals for development should seek to deliver a net gain in biodiversity where possible.**



BEAVER. IMAGE PAUL STEVENSON.

Relevant NP Objectives: 2, 8, 18, 19

## ACCESSIBILITY, CONGESTION AND ROAD SAFETY - THE BIG CHALLENGE

6.31 The historic settlement pattern and winding lanes of the Neighbourhood Plan Area are valued characteristics which contribute greatly to the 'sense of place'. However, these features have clear disadvantages in the modern era when it comes to traffic and accessibility.

6.32 Traffic related concerns about congestion, road safety, parking availability and pressure on the road network of the Parishes was clearly identified as the number one concern of residents overall in Neighbourhood Plan consultation. Issues within the Neighbourhood Plan Area include the following:

- The main roads of the area converge together on Ottery St Mary's town centre with no alternative routes available.
- Pinch points, bottle necks and single width carriageways in places throughout the Neighbourhood Plan Area, particularly problematic in Ottery St Mary Town Centre.
- Pressure for on street parking and illegal parking particularly in Ottery St Mary town detracting from the quality of the public realm and reducing road widths.
- Narrow pavements and high traffic speeds and volumes particularly in Ottery town centre but also elsewhere.
- Inadequate parking in Ottery St Mary to serve the town during busy periods.
- Pressure for access to the A30 leading to high traffic levels on Alfington Road (Fenny Bridges junction) and Exeter Road (Daisymount junction).
- High and increasing volumes of vans and lorries using narrow roads often travelling at high speeds.
- Lack of safe off-road cycle and footpaths in many places (e.g. between West Hill or Alfington and Ottery St Mary).
- Increasing volumes of vans and HGV's using the B3176 through Wiggaton with its single-track pinch points at either end of the village.

6.34 These realities all contribute towards a major and worsening challenge for the safe and efficient functioning of the road network, affect quality of life for residents and could be a deterrent for businesses and visitors. It is essential that the EDDC and DCC are fully aware of these problems and engage with Ottery St Mary Town Council and West Hill Parish Council to look at interventions to address these major problems. Without action in the years ahead the impact of increased traffic over time will become untenable.

6.35 The Road Network Issues Plan (**Appendix 4**) identifies some of the keys areas of conflict or concern where interventions should be considered to address existing problems. This is not a comprehensive record but is provided as a starting point for discussions with the Highways Authority and EDDC. The Neighbourhood Plan is not a Transport Plan and further technical assessment and consultation will be required in the future to identify specific measures to address some of the points above. However, the Neighbourhood Plan identifies policies and projects which will positively contribute to addressing these issues and provide planning policy support for solutions as they come forward. Relevant policies and projects are identified in Chapter 6 and also in Chapter 9 Ottery St Mary. Policies throughout the Neighbourhood Plan will have a bearing on traffic and transport issues and should all make a positive contribution to improving traffic and highways issues where at all possible.

### Project 1: Enhancing Road Safety

Ottery St Mary Town Council and West Hill Parish Council will address the community's concerns regarding road safety and will investigate with Devon County Council the potential for 20 miles per hour speed restrictions on certain lanes.

The Town and Parish Councils will press for action to be taken to widen or otherwise amend identified 'pinch points' in the road networks which would offer improvement in areas of real concern.

Ongoing pressure for larger interventions to address highways problems in the Neighbourhood Plan Area will continue to be a priority for the Town and Parish Councils working together with EDDC and DCC.



ON-STREET PARKING

## ENHANCING ACCESSIBILITY AND REDUCING CAR RELIANCE

6.36 The safety of the existing transport network, particularly for cyclists and pedestrians, was identified as a major concern for the local community during consultation. This results from a number of factors, including the dominance of traffic in the centre of Ottery St Mary, the narrow nature of the roads between and within the settlements, absent or narrow pavements as well as increasing levels of traffic including Heavy Goods Vehicles (HGVs). The lack of adequate safe off-road cycle, pedestrian and mobility scooter routes throughout the Neighbourhood Plan Area does not encourage walking and cycling. This is particularly restrictive for non-driving residents including young people and some elderly residents.

6.37 In support of a healthy, vibrant and inclusive community there are substantial benefits to delivering an enhanced network of walking and cycling routes as part of a Local Green Infrastructure Network for the Parish. Making better provision for safe and attractive footpath/cycle path connections between the settlements of the Parishes will encourage a reduction in car use, encourage active lifestyles and promote an overall more sustainable pattern of living. Where possible these routes should be appropriate for mobility scooters in order to support this transport option for the growing elderly population.

6.38 Government guidance defines Green Infrastructure as 'a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'. This includes a network of connections between these spaces. National Planning Policy Guidance supports identification of Green Infrastructure policies within Neighbourhood Plans.

6.39 The East Devon Local Plan requires developments to contribute to the objectives of promoting and securing sustainable modes of travel and transport. The Local Plan also establishes strong support for enhanced Green Networks across the District and a commitment to preparing a District-Wide Green Infrastructure Strategy to be formally adopted as a Supplementary Planning Document.



6.40 Over the plan period Ottery St Mary Town Council and West Hill Parish Council will work proactively with EDDC, DCC and other stakeholders to identify and deliver a Local Green Infrastructure Network for the Parishes which will be invaluable in helping to achieve the identified objectives of increased accessibility, health and wellbeing, and enhanced leisure and tourism opportunities. This Local Green Infrastructure Network will become part of the adopted East Devon Green Infrastructure Strategy Supplementary Planning Document. Ottery St Mary Parish and West Hill Parish want to be at the forefront of this process.

6.41 The Neighbourhood Plan Proposals Map (**Appendix 1**) includes some Desirable Safe Pedestrian/ Cycle Links which will be further considered in preparing the Local Green Infrastructure Network together with EDDC.

### **Project 2: Local Green Infrastructure Network**

Ottery St Mary Town Council and West Hill Parish Council will work with EDDC Officers and others to further develop the Green Infrastructure proposals for the Parishes, to prioritise action and plan for delivery. The Parishes will push to be a front runner in East Devon in getting their Local Green Infrastructure Network progressed.

6.42 In order to reduce reliance on private cars for local journeys, and support healthy lifestyles, walking and cycling is promoted. Policy NP9 seeks to ensure that new development provides appropriate, safe and attractive footpath and cycle connections within settlements and to local centres in accordance with the Neighbourhood Plan objectives.

### **Policy NP9: Accessible Developments**

To encourage walking and cycling and reduce reliance on cars, proposals for new development must provide for safe pedestrian and cycle connections to nearby services, facilities and bus stops. Within Ottery St Mary, pedestrian and cycle routes should be provided to enhance access to the town centre and connect into the wider Green Infrastructure Network where possible.

Relevant NP Objectives: 4, 6, 8, 18, 19

6.43 The continued and enhanced provision of public transport is important for the continued viability and sustainability of the Parishes. In the current economic climate bus funding is a constant challenge to secure and maintain but the Town and Parish Councils remain committed to supporting continued effort on this front. Enhancements to services will be sought particularly for the villages and smaller settlements to improve their sustainability for the community. The Town Bus serving Ottery St Mary is a lifeline for many non-drivers in and around the town and of importance to the town centre traders. It is currently operating a reduced service due to funding cuts and its future remains uncertain. Preserving and increasing this service will be a priority.

### **Project 3: Supporting Public Transport**

Ottery St Mary Town Council and West Hill Parish Council will continue to work with DCC and others to support and improve the bus services for the Parishes and in particular to protect the future of the Town Bus which is a lifeline for some members of the community.





## FENITON TO SIDMOUTH CYCLE LINK

6.44 The potential for a cycle and walking route from Feniton to Sidmouth along the disused railway has been an aspiration discussed for a number of years, which also has Devon County Council and EDDC support in policy.

6.45 A Feasibility Report was undertaken by Sustrans in 2014 providing an overview of the feasibility of, and evidence base for, developing a multi-use route from Feniton to Sidmouth via Ottery St Mary and Tipton St John, at around 16km in total. This was an outline study rather than a full assessment of technical feasibility but provides a useful understanding of some of the constraints and opportunities facing the delivery of this route and presents potential options for the route's delivery (more detail on this is provided in the Evidence Base Report).

6.46 The Local Transport Plan 3 (Devon County Council, April 2011) indicates a 'potential cycle route' (off road) from Feniton to Sidmouth, crossing through Ottery St Mary. Local Plan policy support is provided through Policy TC5 - Safeguarding Disused Railway Lines which supports initiatives from Devon County Council and other bodies to secure new footpath and cycle way links where practical, and resists the granting of planning permission for development on undeveloped sections of disused railway lines which have potential for re-use as a transport and recreation route, if it prejudices the future ability of the route to perform this function.

6.47 The Local Plan further recognises, in the supporting text to Strategy 24 (Development at Ottery St Mary), that a potential enhancement is to encourage initiatives aimed at promoting a cycle link along the course of the old railway linking Ottery St Mary to Tipton St John. This demonstrates a commitment at the District level for the provision of this connection within the Neighbourhood Plan Area.

6.48 A great deal of community support for the cycle link can be evidenced. The 'Otter Trail Group' (<http://ottertrail.org/>) has been formed as a local action group dedicated to action to progress the route's delivery. Strong community support for the cycle link was also demonstrated at the consultation events.

6.49 The delivery of the Feniton to Sidmouth Cycle Link, which will provide a safe off-road connection through the Neighbourhood Plan Area, linking to national rail at Feniton and to the East Devon Coast, will provide the backbone of the Green Infrastructure Network for the Parish for inclusion in the East Devon Green Infrastructure Strategy Supplementary Planning Document.

6.50 The purpose of Policy NP10 is to reinforce support for this cycle link and encourage its delivery through active support for route proposals. The indicative route is shown on the Neighbourhood Plan Proposals Map (**Appendix 1**). This route may alter due to issues of deliverability due to physical, ownership or environmental constraints.



## Policy NP10: Feniton to Sidmouth Cycle Link

Support will be given for the delivery of a recreational cycle and pedestrian route that broadly follows the route of the disused railway line in order to enhance connectivity between Feniton and Sidmouth as shown indicatively on the Neighbourhood Plan Proposals Map. Proposals for development which would prejudice the ability for a recreational cycle and pedestrian route to be delivered will be resisted.

This link may be delivered as route sections. Any proposals for route sections will need to fulfil the following requirements:

1. Applications for development of a route will only be supported where flood resilience is not reduced: this could be demonstrated by a Flood Risk Assessment;
2. In order to provide the opportunity for the local community to input into the route's design and development, any proposals for delivery of the route should be publicised and consulted upon with the local community at the pre-application stage;
3. Where appropriate, new developments in the vicinity of the route should provide delivery of appropriate route sections or financial contribution towards this at a level to be agreed with DCC and EDDC.

Relevant NP Objectives: 4, 6, 8

6.51 This cycle and pedestrian route is considered to be of such importance and value to the Parish that, in addition to Policy NP10 it is identified as a Project.

## Project 4: Feniton to Sidmouth Cycle Link Delivery

Building on the recommendations of the Sustrans Feasibility Report the Town and Parish Councils will work with and support the 'Otter Trail Group' to:

1. Lobby for political support to prioritise the delivery of the cycle route;
2. Work closely with DCC and EDDC to take advantage of opportunities and keep this route high up on the agenda;
3. Investigate and target funding opportunities;
4. Work with relevant land owners to keep them updated on progress and to unlock any barriers to delivery;
5. Continue to engage with the communities in the Neighbourhood Plan Area to provide regular information on progress and opportunities for input and support.
6. Identify delivery of this link as one of the CIL spending priorities where this would enable delivery, potentially in combination with other funding streams.



CYCLE PATH EXAMPLE - TARKATRIL. IMAGE STUART BERRY.



## MINERAL EXTRACTION

6.52 The Local Plan takes account of Devon County Council's adopted Minerals Local Plan 2011-31. This includes establishing a preferred minerals extraction area at Straitgate Farm creating a constraint on the Neighbourhood Plan. Once worked out, the extraction area will need to be restored into the landscape and for agricultural use. A full range of the issues that should be addressed in the planning, operation and restoration of the site are comprehensively set out in the Devon Minerals Plan at Table C.4 on p115: *Constraints and Mitigation Measures for Straitgate Farm*.

## RENEWABLE ENERGY

6.53 Renewable and decentralised energy is addressed by the Local Plan (paragraphs 17.15 to 17.18) and by Local Plan Strategy 39, which make it clear that wind turbines will only be permitted where they are in accordance with a Neighbourhood Plan or Development Plan Document: this accords with national government guidance. East Devon District Council does not currently have a Development Plan Document for Renewable Energy. This Neighbourhood Plan does not identify any sites as suitable for wind energy development.

6.54 The Otter Valley is the most important landscape feature within the Neighbourhood Plan Area. Its attractiveness is highly valued by the local community, especially the views within and across the valley whether to the west from the AONB at East Hill or in the reverse direction from the many vantage

points on the western ridge. It is therefore difficult to envisage how a wind farm would satisfactorily fit within the Neighbourhood Plan Area: such development is therefore not supported.

6.55 Medium and large scale photovoltaic installations would likewise adversely impinge on the environment and the visual enjoyment of the valley from the many viewpoints within and across it. Such development will not be supported if it is on best and most versatile agricultural land. Landscape character and visual impacts must be fully assessed.

6.56 Farm-based anaerobic digesters or a centralized anaerobic digester plant can have considerable adverse effects locally from odour, visual impact, and traffic impacts from high numbers of vehicles to and from the plant. A full assessment of impacts should be submitted with any proposal.

6.57 The River Otter upstream of Tipton St John currently has a large diameter Archimedean screw energy installation that is wholly in sympathy with the local environment and such schemes are to be welcomed: there may be scope for further such schemes.

6.58 Small scale low-carbon energy projects for individual domestic and commercial premises can contribute to reducing the reliance on non-renewable energy sources and contribute to climate change strategies. They are welcomed where their design has regard to their proposed location and scale.

## **Policy NP11: Small Scale Renewable and Low-carbon Energy Projects**

Small scale renewable and low-carbon energy projects for individual domestic and commercial premises will be supported where their design has regard to the location and scale, and the visual impact is acceptable.

Proposals making use of water power will normally be supported.

Wind turbines: This Neighbourhood Plan does not allocate any sites for wind turbines. Any proposals for wind turbines should include a full assessment of noise, shadow-flicker, impact on heritage assets, impact on wildlife and protected species, impact on landscape character and visual impact.

Solar PV: Small scale solar PV on domestic roofs and on industrial or agricultural buildings will be supported if the visual impacts are acceptable and the proposals have regard to the location and scale. Medium and large scale ground mounted solar PV installations will not be supported if they are on best and most versatile agricultural land. All proposals should include a Landscape and Visual Impact Assessment and an assessment of noise from inverters.

Anaerobic digesters: Any proposal for an anaerobic digester should be accompanied by a full assessment of the environmental impact and traffic impact. Proposals will not be supported if the adverse effects cannot be satisfactorily mitigated.

Water power: Any proposals for water power should include a full assessment of the impact on the environment and downstream water use and amenity.

Relevant NP Objectives 2,8,18,19



# CHAPTER 7. COMMUNITY

THE FOLLOWING POLICIES AND PROJECTS RELATE TO TOPICS BROADLY DEFINED AS 'COMMUNITY ISSUES'.

## HOUSING REQUIREMENT

71 The period 2012 – 2015 saw many new homes consented in the Neighbourhood Plan Area, with around 600 dwellings concentrated in Ottery St Mary town and 70 dwellings in West Hill. This is well in excess of the level of development that was supported by the Town Council (up to 350 at Ottery). The consultation underpinning this Plan has identified widespread concern from residents that this represents overdevelopment of the town, placing significant pressure on the infrastructure of the Neighbourhood Plan Area.

72 In planning for the next 15 years, the Neighbourhood Plan is required to comply with the strategic policies of the adopted district Local Plan and that means reflecting and supporting the identified development strategy when planning for housing. In summary, the East Devon Local Plan (2013 – 2031) requires development of 17,100 homes in locations which reflect local needs, with particular focus on Cranbrook, Axminster and Exmouth. Villages in the district have been assessed and only those considered 'sustainable' having regard to accessibility and a good supply of services are proposed to accommodate new housing to meet local needs.

73 In the Parish of Ottery St Mary, the East Devon Local Plan does not include any further specific housing allocations for the town or villages for the period to 2031. West Hill is identified as the only 'sustainable' village appropriate for limited growth to meet local needs. All other settlements of the Neighbourhood Plan Area, with the exception of Ottery St Mary town, will not have a Built Up Area Boundary (BUAB) and are treated as open countryside in planning terms.

74 There is no requirement for the Neighbourhood Plan to identify specific sites for the delivery of housing. Allocations should only be made where there is a clear and justifiable need and community demand for this. Given the large numbers of consented homes in recent years, the consensus from the community is that no allocations should be made at Ottery St Mary Town, West Hill or Tipton St John. One small housing allocation for the Neighbourhood Plan Area has been identified at Alfington and this is addressed in Chapter 11.



## NEIGHBOURHOOD PLAN APPROACH

75 While new housing allocations are very limited in the Parish, it is recognised that proposals for new housing will come forward during the plan period to 2031. The Neighbourhood Plan seeks to guide this to specifically address the local conditions and requirements. Through the Neighbourhood Plan we aim to ensure that:

- There is some flexibility in the housing supply opportunities to allow a sustainable future for the existing community;
- Development is of the best possible quality, reflecting and enhancing the distinctive local character of its surroundings;

- The housing delivered meets the needs of the population now and over time; and
- New housing developments include provision to comprehensively meet the infrastructure needs of the new residents.

## CONSTRAINTS ON DEVELOPMENT

76 The Neighbourhood Plan Area is crossed east to west by two high pressure gas transmission pipelines that pass through the countryside south of Ottery St Mary town and West Hill, and north of Tipton St John. These limit development in zones centered on their routes.







NEW HOMES



## STARTER HOMES

7.7 The Planning and Housing Act 2016 received royal assent in May 2016. This introduces a commitment to the delivery of Starter Homes which is currently defined by Government as housing for sale at 20% below market value to first-time buyers who are under 40 years old.

7.8 Starter Homes are to be included in the definition of affordable housing. They will be delivered as part of new housing developments (target of 20% of units).

7.9 It is recognised that Starter Homes could provide a useful contribution to the housing supply for the Parishes offering an important opportunity to younger members of the community. We hope this will not result in other types of affordable housing – particularly social rented – being under represented in the future. It will be the duty of the Local Planning Authority to monitor and manage this within the terms of national guidance.





## APPROPRIATE HOUSING MIX

7.10 The evidence base includes a review of 2011 census data and the Exeter Housing Market Area Strategic Housing Market Assessment (2014) which suggests that the Neighbourhood Plan Area has an ageing population with a significantly higher than average component of residents in the 45 – 64 and 65+ age ranges. Furthermore, the demographic projections for East Devon prepared in support of the Local Plan identify that the 65+ age band is set to increase markedly in the future. It is important to ensure that housing of the right kind is available to meet the needs of this group.

7.11 Evidence also demonstrates that affordability is a challenge in the Neighbourhood Plan Area with average house prices above the local, regional and national averages. In terms of the nature of available housing stock, this varies in differing parts of the Parishes but there is a general lack of smaller homes with the supply of 1, 2 and 3 bed units all below average. A limited supply of smaller and cheaper homes makes it difficult for young people to get onto the housing ladder in the Neighbourhood Plan Area and could have the impact of forcing young adults and families to move elsewhere, which is detrimental to social balance and vibrancy.

7.12 The aim of Policy NP12 is to ensure that any applications for residential development that come forward provide an appropriate housing mix to support the existing and future population of the Parishes and encourage a balanced community.

### **Policy NP12: Appropriate Housing Mix**

All residential developments should include a mixture of dwellings reflecting local need. The proposed housing mix should be discussed with EDDC and justified within the submission.

Developments delivering smaller 1, 2 and 3-bedroom homes suitable for occupation by families and/or elderly people will be supported, subject to other material planning considerations.

Relevant NP Objectives: 7



## ACCESSIBLE AND ADAPTABLE HOMES AND CARE/EXTRA CARE HOMES

7.13 Local Plan Strategy 36 sets out the requirement on residential development schemes for 10 dwellings or more that all of the affordable housing and around 20% of market units will meet part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings (or any comparable updated nationally set standards) unless viability evidence indicates it is not possible. Given the demographics of the Parishes, the Neighbourhood Plan offers policy support for a betterment on this standard where feasible.

### **Policy NP13: Accessible and Adaptable Homes**

Proposals for development of less than 10 dwellings, including conversions, that would deliver accessible and adaptable dwellings will be supported.

Developments of 10 or more dwellings delivering more than 20% accessible and adaptable market units will be supported.

## INFRASTRUCTURE OF THE PARISH

7.14 Feedback was clear from the Neighbourhood Plan consultations that the community have felt the impact of increasing pressure on the existing infrastructure as the population of the Parishes grow. Particular concern was identified in relation to education and healthcare services, with some schools at capacity and decreasing access to primary healthcare at the local level. Increasing levels of traffic and parking demand is also problematic particularly within the constrained town centre. This is likely to be exacerbated by population growth resulting from the rapid increase in housing numbers in the Neighbourhood Plan Area as existing commitments come to market, in some cases with seemingly inadequate infrastructure investment to support their new population. To prevent this situation worsening in the future there is a vital need for future development to demonstrate adequate infrastructure can and will be provided to support its delivery, or that contributions can be provided towards the cost of providing new infrastructure.

Relevant NP Objectives: 7





7.15 The East Devon Local Plan recognises that infrastructure has not always been provided 'in step' with development in recent years and this cannot be allowed to happen in the future.

7.16 Paragraph 19.2 of the Local Plan states:

*'In the past, development in some parts of East Devon, particularly new house building, has not always been accompanied by the timely provision of social, physical and community infrastructure needed to ensure we have attractive and successful places and communities. We need to ensure this does not happen in the future..... We will also ensure appropriate contributions are secured from developers. We will produce an Infrastructure Delivery Plan which will provide clarity about what infrastructure is required, when it should be delivered and by whom and how it should be funded'.*

7.17 The Infrastructure Delivery Plan (IDP) is a live document and will be updated periodically by EDDC. The most up to date IDP available from EDDC's website (at the time of writing) is the Infrastructure Delivery Plan (November 2017). In listing the infrastructure priorities for the district, the IDP identifies a number of infrastructure priorities for the Parishes. It

also acknowledges investment requirements for areas outside of the Parishes as a result of the recent growth in housing commitments. It identifies schemes, sets out how much they will cost, indicates potential funding sources and establishes a funding gap.

The Neighbourhood Plan gives support in principle to the delivery of the infrastructure needs identified in the IDP.

7.18 For information the infrastructure needs identified in the IDP that are relevant to the Neighbourhood Plan Area are listed below:

#### **Ottery St Mary:**

- **Education**

i) Ottery St Mary has one primary school (capacity of 417 pupils), located in the east of the town, and one secondary school (King's, capacity of 1,150 pupils), in the west. The Local Plan includes an allocation of land to the west of King's School for community and education uses, which Devon County Council consider should be for primary school provision.

ii) The primary school is close to capacity, and a critical (priority one) project has been identified for additional primary provision (210 places) in the short term. Although some section 106 contributions are expected for this project, there is currently a funding gap of £2m.

iii) The King's School is very near to capacity and is popular, meaning that a project for the improvement of secondary education facilities (priority two) has been identified. £1.3m has been secured from developer contributions towards this. King's has indicated that it has no land on which to expand and no finances to buy land or create the significant build to take more students.

- **Environment and Green Infrastructure**

As Ottery St Mary is within 10km of the Pebblebed Heaths European Site, financial contributions towards Habitats Regulations Assessment non-infrastructure mitigation are sought from all new residential development at the town (priority one).

- **Healthcare**

The Coleridge Medical Centre has just under 16,000 patients on its list, and the building is considered to be slightly undersized for the present number of patients. Further capacity would be required for additional population. Ottery St Mary Hospital provides a range of secondary care services for the town and the surrounding rural area that enable people to be cared for closer to home and in their own community. A need has been identified for 55 units of extra care housing up to the year 2033, costing £10.3m (priority three).

- **Sport and Recreation**

Sports and recreation facilities include the Leisure Centre adjacent to The King's School, where there is a sports hall, gym, artificial sports pitch, and outdoor tennis courts. A new fitness gym and studios are sought to address demand and access issues at King's School plus early Cranbrook growth, at a cost of £750,000 with no funding currently committed (priority three). Improvements to access and additional car parking capacity are desired at the Leisure Centre (priority three). Several football pitches are located

on the north east edge of the town, and additional youth football pitches are proposed at Winter's Lane recreation ground (priority two).

- **Transport**

i) Ottery is located some 3km south of the strategic road network (A30). Although roads travelling west towards Exeter are good, road links from elsewhere are relatively poor. Narrow roads and one way streets mean that there are pinch points which affect traffic flow across parts of the town. Ottery does not have a train station, but there are regular (half hourly) buses to Exeter city centre, although there is no service on Sundays or Bank Holidays.

ii) Improvements to walking/cycling networks in order to create a link between the western development sites and town centre, employment areas (including Otter Nurseries) and schools, are desirable to support sustainable communities (priority three). In addition, the proposed Sidmouth to Feniton cycle route passes through Ottery St Mary (costing £1.4m, priority three).

iii) Consultation with the local community has identified infrastructure issues relating to: the enhancement of the riverside area; the need for an additional car park for 80-100 vehicles; improving the street scene; re-siting the town centre bus stops and provision of a bus station with shelter/seating; and enhancing the town square and providing safer pedestrian access.

## **Villages & Rural Areas**

- **Communications Technology**

Broadband and mobile phone signals are often poorer in rural areas. The continued improvement of rural broadband and mobile phone signals is being rolled out through the Connecting Devon and Somerset programme, funded by central and local government, and the private sector. The target is superfast broadband for all by 2020. Funding from this programme has been awarded on the basis that it must be spent in areas that will not benefit from commercial investment, which are predominantly rural. This will support sustainable communities by assisting rural businesses and homes (priority three).

- **Education**

An option for the relocation of Tipton St John Primary School to Ottery St Mary is being considered, due to flooding issues at its current site. There is also a desire for a pre-school located at West Hill Primary School (priority three).

- **Environment and Green Infrastructure**

Financial contributions towards Habitats Regulations Assessment non-infrastructure mitigation are sought from all new residential development at Villages or rural areas within 10km of the Exe Estuary and Pebblebed Heaths European Sites (priority one).

- **Sport and Recreation**

A range of other projects identified in the Playing Pitch Strategy located across rural areas are desirable (priority three), including sports pitches for West Hill.



7.19 Developer contributions will be sought to ensure that the necessary infrastructure improvements, be this those identified in the IDP or other appropriate infrastructure improvements, are secured to support the delivery of development and mitigate any adverse impacts.

7.20 Policy NP14, seeks to ensure that the infrastructure of the Parishes is supported and enhanced wherever necessary.

#### **Policy NP14: Demonstrating Infrastructure Capacity**

All proposals for new development must deliver the necessary provision for physical and social infrastructure to off-set its impacts. Applications for residential development will be required to demonstrate within the planning submission how the infrastructure needs of the development are addressed. Proposals for new development that cannot demonstrate adequate measures to deliver appropriate infrastructure provision to off-set its impacts will not be supported.

Relevant NP Objectives: 4, 6, 8, 9

## SUPPORTING AND PROTECTING HEALTH AND SOCIAL CARE INFRASTRUCTURE

721 Services at Ottery St Mary Community Hospital have come under significant threat of service reduction and closure. There continue to be a wide range of out-patient services and therapy services provided, including a nationally recognized dementia assessment unit. There is very strong local support for the continued provision of these healthcare services at this site, including a Health and Wellbeing HUB.

722 The community are passionate about retaining the hospital with a range of services of local value and have actively campaigned to support it. There is a national drive to integrate delivery of primary and secondary healthcare and social care services at a local level. We expect that the current hospital facilities will be a vital part of such provision and policy NP15 reflects this.

723 There are national concerns about the lack of provision of social care services in the community. The broad position is no different at our local level except that our population contains a larger share of an ageing population compared to most other places. The demands for health and social care generally are likely to increase in the Parishes over time. The Neighbourhood Plan supports provision and maintenance of such these services to support the well-being of the population and minimise the need to travel.



### **Policy NP15: Supporting and Protecting Health and Social Care Infrastructure**

Ottery St Mary Hospital is designated for the ongoing provision of healthcare facilities. The site defined on the Neighbourhood Plan Proposals Map should be retained for health care and/or social care uses that benefit the community of the Neighbourhood Plan Area.

New development for health or social care facilities will be supported if well related to the built up areas.

Relevant NP Objectives: 8, 9



## SUPPORTING SCHOOLS

724 There is some uncertainty about the location and timing of new school development within the Neighbourhood Plan Area during the plan period but it is essential that educational needs are met as close to home as possible. Development that meets existing or anticipated need for school places within the Neighbourhood Plan Area will be supported where the policy tests are met.

### **Policy NP16: Supporting Schools**

Proposals for new schools and the expansion of schools and school facilities for uses associated with the provision of education will be supported provided they would not harm the amenity of local residents and would not lead to unacceptable traffic and parking impacts.

Relevant NP Objectives: 8



## COMMUNITY FACILITIES OF VALUE

725 The Neighbourhood Plan Area contains a number of community facilities which are highly valued locally and make an important contribution to residents' quality of life. These include:

- Village halls
- Public houses
- Post offices
- Local convenience stores
- The library
- Youth club facilities
- Parks and the skate park
- Sports pitches/clubs/tennis courts
- Allotments

7.26 The villages are particularly reliant on their local facilities. The retention of these facilities is a key aspect of securing a sustainable future for the Parishes. Development which jeopardises provision will not be supported without clear justification.

7.27 The Localism Act 2011 provides for a scheme called 'assets of community value'. This requires district and unitary councils to maintain a list of 'community assets'. Community assets can be nominated by Parish Councils or by groups with a connection with the community, giving communities a right to identify a building or other land that they believe to be of importance to their community's social well-being. The aim is that, if the asset comes up for sale, then they will be given a fair chance to make a bid to buy it on the open market. The following facilities in the Neighbourhood Plan Area are listed as Assets of Community Value following successful nomination:

1. Station Youth Club, Exeter Road, Ottery St Mary
2. Potters Market (McColls), West Hill

728 The purpose of Policy NP17 is to provide protection to all community facilities of recognised value including, but not limited to, those on the assets of community value register. **Appendix 5** provides a full list of the community facilities covered by this policy.

### **Policy NP17: Community Facilities of Value**

Proposals that will result in either the loss of Community Facilities of Value or significant harm to Community Facilities of Value will be strongly resisted.

Relevant NP Objectives: 8, 9, 10, 18, 19



## PROTECTION AND ENHANCEMENT OF SPORTS AND PLAY FACILITIES

7.29 The Neighbourhood Plan Area contains a range of open spaces encompassing different uses such as sports pitches and playing fields as well as open spaces used for recreation such as parks and children's playgrounds. Not all of the open spaces are open to the public however. The existing sports and play facilities in the Neighbourhood Plan Area are:

### **Ottery St Mary town – Open spaces used for sports**

- Ottery St Mary Leisure Centre (at Cadhay Lane) – includes the following facilities: Gym; multi-functional Astroturf pitch; multi-functional sports hall; dance studio
- Ottery St Mary Cricket Club (Strawberry Lane)
- Ottery St Mary Town Council Sports facility including the Bowling Club and Petanque Club (Strawberry Lane)
- Ottery St Mary Football Club
- Tennis courts on Winters Lane
- Sports facilities owned by the Kings School

### **Ottery St Mary town – Open space used for recreation**

- Land of Canaan Park
- Playground on Clapps Lane (next to football pitch)
- Millennium Green near St Saviours Bridge
- Open space and play facilities at the Bovis Island Farm development, the Redrow development and the former Gerway Nurseries.

### **West Hill - Open space used for sports**

- Tennis Courts
- West hill school playing field

### **West Hill – Open space used for recreation**

- Small play area by school/village hall
- West hill school playing field

### **Tipton St John**

- Tipton Playing Field (includes playground, tennis courts and outdoor pitches used for cricket and football)

7.30 Indoor sports facilities are provided at Ottery St Mary Leisure Centre which is well used. It was frequently mentioned during the public consultation for the Neighbourhood Plan that a swimming pool for Ottery St Mary would be popular, particularly with families. This Plan supports the principles of enhanced health and well being opportunities within the Neighbourhood Plan Area. If a viable swimming pool option were to come forward Ottery St Mary Town Council and West Parish Council would support the principle on an appropriate site. The potential for a swimming pool associated with a new school or school extension could be supported subject to meeting the planning policy requirements.

7.31 The existing sports and play facilities should be retained and enhanced. In considering applications for development of such spaces Local Plan Policy RC1 - Retention of Land for Sport and Recreation will apply. Many of these spaces are also designated as Local Green Spaces under Neighbourhood Plan Policy NP5.



## YOUTH FACILITIES

### **Project 5: Developing Sports and Play Facilities**

Ottery St Mary Town Council and West Hill Parish Council are committed to actively supporting the development of sports and play facilities with the aim of supporting the improvement to the physical health and well-being of the community.

The Town Council will lead on further developing the Strawberry Lane facility. Funding from CIL may be used to support these and other similar initiatives where appropriate.

West Hill Parish Council will undertake further work to identify new public open space to include uses such as recreation, child and youth play and a playing field. This is identified as a separate project (Project 13).

7.32 The consultation undertaken in preparing the Neighbourhood Plan revealed strong support for facilities for the young community. There is policy support for appropriate development relating to such uses in the Local Plan where an appropriate site is identified. The Neighbourhood Plan includes support for youth facilities as a project to be a long term priority for Ottery St Mary Town Council and West Hill Parish Council.

### **Project 6: Supporting Youth Facilities**

Ottery St Mary Town Council and West Hill Parish Council are committed to actively supporting youth facilities for the Parishes.

Projects for children and young adults including the skate park and the Station Youth Centre will be encouraged and supported. Opportunities to broaden the appeal of these and/or range of facilities will be actively sought. This will be championed by the Town and Parish Councils in discussion with local schools, churches and other voluntary groups, EDDC and DCC. Funding from CIL may be used to support these and other youth initiatives where appropriate.



OTTERY ST MARY SKATE PARK



# CHAPTER 8. ECONOMY

## SUPPORTING OTTERY ST MARY AS THE ECONOMIC FOCUS FOR THE PARISH

81 Supporting and enhancing the economy of the Neighbourhood Plan Area will be vital to achieving a sustainable future for the community. This section identifies the Neighbourhood Plan specific economy policies identified to support businesses and jobs locally. These policies are applied in addition to the relevant policies of the East Devon Local Plan on employment, town centre and retail development, tourism, agriculture and rural economic development.

82 Ottery St Mary is identified in the East Devon Local Plan as one of the seven main towns of East Devon where development to meet local needs should be focused. It is the service centre of the Neighbourhood Plan Area providing shops, services, facilities and social and cultural opportunities. This was confirmed by the visitor's survey undertaken as part of the Neighbourhood Plan's evidence base collection. The town plays a vital role for the community and should continue to be the geographical focus for economic activity particularly in terms of retail, services and traditional employment floor space. This status is recognised in the Local Plan Strategy 24 Development at Ottery St Mary. Chapter 9 of the Neighbourhood Plan sets out policies and projects specifically relating to Ottery St Mary Town Centre.

83 Protecting and supporting employment within the Neighbourhood Plan Area is vital to the sustainability of the community and strongly supported. Out-commuting is common and as far as possible it is preferable to limit the dormitory nature of the Parishes, reducing pressure on the road networks and supporting local shops and services. The main focus for employment generating opportunities during the Plan period for 2031 will be the existing employment area and additional allocated land at Finnimore Industrial Estate. Innovative proposals for start-up units, diversification

projects and re-use of existing buildings within the Neighbourhood Plan Area should also gain support where the traffic impact is acceptable. The Local Plan policies provide guidance on economic development proposals but the relevant policies of the Neighbourhood Plan will also be applied.

- 84 Policy NP18 seeks to encourage and promote new commercial and retail activity in Ottery St Mary town centre to increase its vitality and viability. There are some buildings already unused and redundant, for example the Old Fire Station / Chapel building in Brook Street, several unoccupied retail facilities in the town centre, and other buildings currently in use for employment, retail, community or social use which are perceived to be under threat. Policy NP18 seeks to reinforce East Devon Local Plan Strategy 32 by resisting the loss of such facilities.



FINNIMORE INDUSTRIAL ESTATE

85 The largest employer in the Neighbourhood Plan Area is Otter Nurseries just to the north of Ottery St Mary Town. Otter Nurseries generate 240 full time jobs and attracts approximately 1.6 million visits per year. As such they make an important contribution to the local economy and provide great opportunities for increasing tourism and linked trips to the wider area. However, the traffic impacts of the nursery are also keenly felt, particularly by the village of Alington, through which all heavy vehicles are required to travel.

86 Otter Nurseries is located outside of the Ottery St Mary BUAB and is therefore classed as 'countryside' in planning terms. In preparing the Neighbourhood Plan we have engaged with Otter Nurseries who have advised that they have no current expansions plans for the foreseeable future but they will of course continue to seek the efficient operation of their business and landholdings. This is supported by Ottery St Mary Town Council in principle. The Town Council and Otter Nurseries are currently working together to deliver a new footpath linking the Nursery with Ottery St Mary town centre – a measure which is strongly supported and contributes to the principles upheld in this Neighbourhood Plan. Additional opportunities to encourage linked trips between the town centre and Otter Nurseries will be further investigated and encouraged.



## NP18 SUPPORTING OTTERY ST MARY AS THE ECONOMIC FOCUS FOR THE PARISH

In accordance with East Devon Local Plan Strategy 24 (Development in Ottery St Mary), proposals for new development or change of use will be supported subject to other planning considerations, if they:

1. Locate new retail development in the Ottery St Mary town centre;
2. Retain and enhance primary and secondary retail frontages;
3. Retain small scale employment in the town centre;
4. Encourage a diverse range of uses in the town centre by supporting new office and retail uses on upper floors;
5. Retain existing employment land in employment use;
6. Support improvements to existing employment areas;



## FINNIMORE INDUSTRIAL ESTATE

8.7 The general strategy for employment provision set in the East Devon Local Plan and endorsed by the Neighbourhood Plan is to serve local needs with a view to securing and protecting jobs close to existing homes. This reduces the pressure to commute long distances to work which has wider benefits to the environment and community.

8.8 Strategy 24 of the East Devon Local Plan allocates land for additional employment development at Finnimore Industrial Estate totalling 2.2 hectares. Policy NP19 provides support for the delivery of employment uses at Finnimore Industrial Estate.

8.9 A number of comments were received during the Neighbourhood Plan consultation events expressing concern that Finnimore Industrial Estate represented an unattractive form of development at an important gateway to the town. Policy NP19 requires new development at Finnimore Industrial Estate to include landscaping proposals where appropriate. Aesthetic improvements to this site as existing are identified as a Project to further address these concerns and enhance the first impressions of the town for the benefit of residents and visitors.

### **Policy NP19: Employment uses Finnimore Industrial Estate**

All new development must be of high quality design in line with the requirements of Policy NP2 and include proposals for landscaping to enhance the appearance of the employment area on this important gateway area to the town of Ottery St Mary.

Applications for employment development at Finnimore Industrial Estate should be accompanied by a Transport Assessment, to include the assessment of the impact of traffic on the A30 and on Ottery St Mary town centre, and include measures to direct HGV traffic to access the Estate from Daisymount to the West.

Relevant NP Objectives: 10, 11, 12, 14, 17

### **Project 7: Enhancing the Western Gateway to Ottery St Mary**

Ottery St Mary Town Council will work with the owners and operators of Finnimore Industrial Estate and East Devon District Council to secure environmental enhancements to the area to improve the appearance of this important gateway to the town. Measures to be encouraged will include reduction and rationalisation of signage and landscaping and planting to screen the site from the road.

## TOURIST FACILITIES

8.10 The historic character of the Neighbourhood Plan Area, its picturesque countryside and proximity to the coast, AONB and city of Exeter, all contribute to its great potential as a tourism destination for both day trips and longer stays. There are already some tourism facilities within the Neighbourhood Plan Area with a number of pub/restaurants, one main hotel (The Tumbling Weir Hotel), and a handful of B&B's, camping or 'glamping' sites available and a tourist information centre. There are also a number of nearby visitor attractions including Otter Nurseries, Cadhay, nearby Escot and the Ark Pottery at Wiggaton. The major events held in Ottery such as the Food and Families Festival and Tar Barrels are also important in drawing in visitors and raising the town's profile.

8.11 Despite this potential, it is clear from consultation feedback and employment sector data that the tourist offer could be significantly enhanced. This could support more local job opportunities and increase the footfall for local retailers. In particular, the evenings and Sundays are very quiet times in Ottery St Mary town centre and more tourist accommodation and restaurant offering would help to change this. Overall an increase in visitor numbers could help support facilities and enterprise across the Parishes and this is supported.

8.12 Improvements to the Local Green Infrastructure Network (see Project 2) will further enhance the opportunities for walking and cycling leisure visitors. In particular, the Feniton to Sidmouth cycle trail could become a tourist attraction similar to the Tarka Trail in north Devon. This could have a knock on effect for business and accommodation in the area.

8.13 The aim for tourism development in the Neighbourhood Plan Area is to offer sustainable, local jobs and to support and enhance the vibrancy of Ottery St Mary town and the Parishes more widely. It is extremely important that there is a balance so that tourism development does not have an adverse effect on the character and appearance of the countryside or settlements or lead to exacerbated traffic problems.

### **Project 8: Promoting tourism in the Neighbourhood Plan Area**

The Town and Parish Councils will form a Tourism Action Group to investigate and identify opportunities for an enhanced visitor offer. The group will work together with EDDC and local businesses. Potential action may include publicity campaigns, co-ordinated events and new themed trails. Facilities for visitors will also be reviewed and proposals for enhancements identified where possible.

8.14 Ottery St Mary Town Council and West Hill Parish Council recognise that there is much more that could be done to capitalise on the tourism potential of the Parishes.

Project 8 is identified to encourage co-ordinated action to enhance the local tourist offer over time. This will be of benefit to the local economy.

8.14a Policies E19 and E20 of the Local Plan are relevant in that they support sustainable development for tourism.



ANNUAL TAR BARRELS EVENT





## SUPPORTING AGRICULTURE AND FARM DIVERSIFICATION

8.15 Farming has shaped the land of the Neighbourhood Plan Area and supported the community here for many hundreds of years. Today a substantial proportion of the land of the Neighbourhood Plan Area remains in mixed agricultural use although the percentage of the population engaged in agriculture continues to shrink. Census data from 2001 and 2011 shows the number of people in both Ottery St Mary wards employed in 'Agriculture, hunting and forestry' declined from 11.1% to 7.4%. Despite the ongoing decline, employment in agriculture remains well above the national average.

8.16 We recognise that today's rural landscape and natural habitat has been extensively shaped by farming practices and that economic pressures affecting the viability of farming could lead to major landscape and habitat changes in the event of a significant reduction in farming activity. Our rural valley landscape is important to us. We will support proposals that secure the long term health of the farming industry where they accord with the other relevant policies of the Neighbourhood Plan and East Devon Local Plan.

8.17 Agriculture is supported in the Neighbourhood Plan Area as an essential contributor to the economy, for management of the landscape and as part of our history and our identity. Planning policy needs to strike the right balance between preserving the natural and built rural environment and securing the long term viability and sustainability of local agricultural businesses that contribute positively to our environment and economy. In principle, appropriate development necessary for agriculture is supported. In addition, the contribution that small scale rural diversification projects can make to 'green' tourism is endorsed by the Neighbourhood Plan subject to criteria.

8.18 The Local Plan contains policies which usefully define the policy requirements for agricultural development, reuse of rural buildings, rural diversification and proposals for holiday accommodation and loss of best and most versatile land. These policies should be applied robustly to development proposals across the District.

### **Policy NP20: Small-scale Farm Based Tourism**

Proposals for development that supports or promotes small-scale, farm based tourism will be supported where the development involves:

- a) the reuse of an existing redundant farm building; or
- b) A small campsite or siting of temporary, low impact structures such as yurts or shepherd huts and supporting facilities. These should be sensitively sited to minimize visual impact within the landscape;

Proposals for development must demonstrate that safe access can be achieved and that the amenity of nearby residents can be protected.

Relevant NP Objectives: 1, 2, 11, 12, 14, 18, 19



## HOME WORKING

8.19 According to 2011 census data in respect of Method of Travel to Work around 7% of the Neighbourhood Plan Area works from home, with a higher proportion of homeworkers in the Ottery St Mary Rural ward compared to the Ottery St Mary Town ward. This is above average for England as a whole (figures suggest around 3% work from home) and demonstrates a demand in the Neighbourhood Plan Area for this flexibility.

As technology advances, working from home is expected to become more common.

8.21 One major barrier to this can be poor broadband connection, with slow speeds and outages affecting people's ability to work effectively from home. Lack of high speed broadband is an issue in most rural parts of the Neighbourhood Plan Area, and Ottery St Mary Town Council and West Hill Parish Council will work with service providers to encourage and support rapid extension of high speed broadband coverage across the entire area.

8.22 The aim of Policy NP21 is to address these barriers as far as possible and improve the ability for people to choose homeworking as a genuine option. The use of new or existing outbuildings or extensions to existing residential dwellings to facilitate homeworking is generally acceptable under permitted development.

### **Policy NP21: Working from Home**

Proposals for development to provide appropriate homeworking facilities will be supported providing there are no adverse effects on the amenity of neighbours. This will include provision of new live-work units and the conversion of existing buildings into live-work units.

Proposals to extend and enhance high speed broadband service to achieve full coverage of the two Parishes will be supported and encouraged.

Relevant NP Objectives: 11, 12, 13



# CHAPTER 9. OTTERY ST MARY TOWN

9.1 This section provides specific policies relating to the town of Ottery St Mary which should be applied in conjunction with the wider Neighbourhood Plan policies.



CONSERVATION AREA - HERITAGE FEATURES



## ENHANCE OTTERY ST MARY CONSERVATION AREA

9.2 The historic character, buildings and landscape across the Neighbourhood Plan Area are a fundamental and charming feature of the area.

9.3 There is only one designated conservation area in the Neighbourhood Plan Area which is Ottery St Mary Conservation Area (defined on the Proposals Maps, **Appendix 1**). This was first designated in 1973 and incorporates the historic market and ecclesiastical centre, most of the 19th Century suburbs, and a large area of historic landscape to the north and west of the town, including the small hamlet of Dunkirk in a wooded setting just to the northwest of the main urban area.

9.4 The Conservation Area was until recently on the National Heritage At Risk Register. This was largely because of the neglected historic buildings at the Mill site, which are now being renovated.

9.5 A Conservation Area appraisal prepared by East Devon (1999 and updated in 2008) identifies two of the principal reasons for erosion or changes to conservation area character were as follows:

1. Pressure for home owners to replace historic timber windows with PVCu replacement windows in Victorian and key buildings. In many cases this is permitted development and cannot be easily controlled
2. Uncontrolled overbearing shop front and fascia signs. Changes to shop fronts needs to be better policed.

9.6 In preparing the Neighbourhood Plan, we have engaged with Historic England to obtain advice on the heritage enhancement opportunities for the town centre and how the Neighbourhood Plan could support this. The public consultation undertaken identifies clear support amongst the community for protecting and improving the heritage quality and value of the conservation area.

9.7 In order to address heritage issues and to capitalise on the potential for enhancement of the conservation area, the Neighbourhood Plan identifies this matter both as a Project for further ongoing effort and a policy topic. In addition, the potential for an Article 4 direction removing permitted development rights in relation to replacement of windows in the conservation area will be investigated with EDDC.

9.8 Policy NP22 seeks to ensure that further erosion of character of the conservation area is prevented and that enhancement is achieved through ensuring that the development is carefully designed and new shop fronts and refurbishment of buildings is appropriate to the conservation area's character.





### **Policy NP22: Ottery St Mary Conservation Area**

Development proposals that would enhance or conserve the character, appearance, assets and setting of the Ottery St Mary conservation area will be supported and encouraged.

Planning applications should demonstrate that they have had regard to local planning guidance as appropriate.

Relevant NP Objectives: 1, 3, 11, 12, 15, 16, 17

### **Project 9: Ottery St Mary Heritage Action**

The Town Council will draw together a Heritage Action Group. This will be a dedicated and enthusiastic group of community members who will work together with the wider community and seek to engage with Historic England and EDDC officers and others to secure guidance, support and funding opportunities for direct action including the following:

1. Prepare an up to date assessment of the Conservation Area Character Assessment;
2. Identify conservation priorities to feed into a Conservation Area Management Plan with a view to adoption as local planning guidance;
3. Prepare an Ottery St Mary Shop Front Design Guide; with a view to adoption as local planning guidance;
4. Seek funding for interventions (such as facade refurbishments, paving enhancements, cable undergrounding);
5. Prepare material advising the business community and Town Council on good practice and good design;
6. Identify a 'local list' of buildings of heritage or local interest for agreement with EDDC;
7. These buildings will be afforded additional protection in planning policy to protect their valued character.



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OTTERY ST MARY TOWN SQUARE. IMAGE FRANCIS FRITH.



## OTTERY ST MARY TOWN CENTRE PUBLIC REALM ENHANCEMENTS AND HIGHWAYS IMPROVEMENTS

9.9 Ottery St Mary town centre has a legacy of characterful historic buildings and an intimate and charming urban grain. It benefits from a range of independent shops, a useful supermarket and proximity to the Land of Canaan Park and attractive river setting.

9.10 However, whilst this provides great opportunities, the town centre also faces physical and economic constraints which could be limiting the appeal and success of the town.

9.11 Particular issues identified by the public consultation for the Neighbourhood Plan include:

- Traffic congestion in the town centre (all traffic travelling through the town must pass through the town centre currently as there is no alternative route).
- Narrow and constrained road and pavement network.
- Inadequate off street parking facilities (three car parks become full at busy times).
- Inadequate coach parking facilities.
- High demand for on street parking from residents and shoppers which results in dominance of vehicles.

9.12 The quality of the built environment, public spaces and heritage features is also an important factor in the overall perception of the town centre both for visitors and investors.

9.13 In recognition of this and to investigate potential enhancement opportunities, a Public Realm Study was commissioned by the Town Council in March 2016. This provides a high level public realm assessment, vision concept and initial ideas for the town centre which could form the basis for focused consultation and public realm design. The Public Realm Study is in the evidence base.

9.14 Interventions suggested to enhance the town centre include, in concept:

1. Rebalancing the hierarchy to give greater prioritisation to pedestrians and reducing the dominance of cars.
2. Carving out more public spaces within the town centre for sitting, chatting, watching the world go by.
3. Enhancing the quality of the streetscape to reflect the heritage value of the town, through upgraded paving, coordinated street furniture and rationalised signage amongst other measures.

9.15 Ottery St Mary Town Council and West Hill Parish Council fully recognise traffic and congestion concerns in the town, and addressing these whilst also increasing and enhancing usable public realm is a real challenge. It will require creative design to identify solutions backed up by rigorous technical assessment

9.16 The issues affecting the town centre are complex, but amongst them improved and effective traffic management will deliver a number of major benefits. These range from better air quality and reduced noise levels to improve pedestrian and cyclist safety, enhancement of the centre's unique character, and conservation of its historic buildings. Further assessment and consultation to specify detailed solutions and funding options will be required, with essential input from EDDC, Devon County Council Highways Team, Historic England, expert consultants, local businesses, land owners and the community. The Neighbourhood Plan is an important first step to confirm the commitment from the two councils and the community to move this forward. In the long run the effectiveness of the Neighbourhood Plan vision will be heavily influenced by progress on traffic, congestion and parking issues.

9.17 The Neighbourhood Plan identifies town centre enhancements both as a Project for further ongoing effort and a policy topic. Additionally, there is an aim to prepare a Conservation Area Management Strategy and Town Centre Public Realm Masterplan during the plan period which could in due course be adopted as supporting documents to guide the determination of planning applications.

## Project 10: Town Centre Action Group

A Town Centre Action Group will be formed by Ottery St Mary Town Council which may include Town Council members, local businesses and people living within the neighbourhood plan area. This group will seek to form a strong collaborative relationship with key officers at EDDC, DCC and elsewhere to support town centre regeneration and public realm initiatives.

The Town Centre Action Group will include the Heritage Action Group as an essential consideration of all town centre measures.

The aims of the Town Centre Action Group will include:

1. Securing support and funding from EDDC and DCC to commission technical studies to inform masterplan proposals
2. Developing (with the help of consultants as necessary) a programme of highways and public realm enhancements and a parking strategy.
3. Consulting with relevant parties on emerging vision and proposals
4. Generating and maintaining community support and momentum for action
5. Applying for funding to deliver agreed enhancements.

## Policy NP23: Ottery St Mary Town Centre Public Realm Enhancements

Proposals for development that will enhance the public realm and buildings within Ottery Town Centre will be supported. Conserving and enhancing the historic character of the town centre and wider conservation area will be given particular importance.

Relevant NP Objectives:  
1, 3, 10, 11, 14, 15, 16, 17





## CAR PARKING IN OTTERY ST MARY TOWN CENTRE

9.18 The issue of car parking and the effect of this on congestion in the town centre was raised extensively at the Neighbourhood Plan consultation events and was seen as a very serious issue in the town. The purpose of Policy NP24 is to support appropriate proposals for the provision of parking areas to provide increased capacity for parking to serve town centre visitors and/or residents.

### **Policy NP24: Car parking in Ottery St Mary Town Centre**

Proposals for new off-street car parking to provide additional capacity and reduce on-street parking and congestion in and around Ottery St Mary town centre will be supported where this would not detrimentally impact on amenity.

Relevant NP Objectives: 1, 11, 15, 16

### **Project 11: Parking Solutions**

Ottery St Mary Town Council will continue to actively seek opportunities for enhanced car parking provision for residents and visitors. This could include identifying and/or supporting new car parking development. It may also mean looking at options for sharing facilities or temporary arrangements for peak times. One such opportunity may include a park and ride or park and walk service between Otter Nurseries and the Town Centre.



## LAND IDENTIFIED FOR EDUCATION USES IN OTTERY ST MARY

9.19 There is an identified need for education facilities in Ottery St Mary to expand in order to meet demand for school places. This is already pressing and the situation will be exacerbated by the population growth resulting from the committed housing developments coming forward and families moving into the area. Secondary and sixth form education at The Kings School in Ottery St Mary is identified in East Devon's Infrastructure Delivery Plan as being at capacity and would need to expand if it were to take more students. There is also need for an additional primary school to allow for the relocation of Tipton St John Primary and to serve any further development at Ottery St Mary, including existing commitments.

9.20 There has been a recent proposal and consultation about building this new primary school to serve Ottery St Mary and Tipton St John on land to the west of The King's School in Ottery St Mary which was safeguarded in the East Devon Local Plan for educational use. The intention in the Local Plan was to safeguard this land for future use by The King's School, which is currently at capacity. Now that it is likely that part of this site will be used for the new primary school, there is a need to safeguard additional land for The King's School or some other education or community use.

9.21 In order for the Neighbourhood Plan to contribute to sustainable development there is a need for its policies to support patterns of development that minimise travel times to school. Encouraging the expansion of schools locally can help to achieve this. The Neighbourhood Plan supports new primary and secondary school places at Ottery St Mary.

9.22 Educational facilities also provide valuable community facilities that can be made available outside the times when normally needed for educational use. Shared use will be encouraged to meet the community needs of the rapidly growing population of the town.

9.23 A plot of land to the west of Kings School is identified in the East Devon Local Plan for education use and community use. The Neighbourhood Plan Proposals Map (Appendix 1) redefines the area in the light of developments. Policy NP25 reinforces the safeguarding and sets out development criteria.

### **Policy NP25: Land Identified for Education uses in Ottery St Mary**

Land to the west of the Kings School, as shown on the East Devon Local Plan 2013-2031 Proposals Map, is safeguarded for education or community use, with strong preference to be given to meeting the educational needs of the Neighbourhood Plan Area.

Development for education or community uses will be supported provided the following criteria are met:

1. The development is of high quality design, responds to landscape context and is in accordance with the design policies of the Neighbourhood Plan;
2. It will not detrimentally impact upon the adjacent County Wildlife Site (Cadhay Bog);
3. Development will not lead to an unacceptable impact on the amenity of surrounding residents;
4. The proposal includes appropriate and adequate provision for access and parking;
5. It will provide for cycle and pedestrian infrastructure to be delivered as part of the development;
6. It will not lead to an increased risk of flooding at the site or elsewhere;
7. Development of the site will not compromise the ability of the Kings School to expand in the future.

Education facilities that are designed so that they are capable of community use when not needed for educational purposes will be strongly supported.

Relevant NP Objectives: 1, 4, 8, 9



# CHAPTER 10. WEST HILL

10.1 West Hill is the largest village of the Neighbourhood Plan Area. Known as the Woodland Village, West Hill has an unusual, low density layout with most homes set within spacious plots surrounded by trees and greenery. This gives the village a special, valued character. It has been identified by EDDC as a sustainable village which offers a range of accessible services and facilities to meet many of the everyday needs of local residents. As such it is the only village of the Neighbourhood Plan Area with a Built Up Area Boundary (BUAB) which provides policy support for appropriate development within the boundary subject to design considerations. The BUAB for West Hill is currently being revised in the East Devon Villages Plan. This Neighbourhood Plan will use the BUAB as defined in the East Devon Villages Plan.

10.2 This section provides specific policies relating to West Hill which should be applied in conjunction with the wider Neighbourhood Plan Policies.





## WEST HILL DESIGN

10.3 The special character of West Hill merits specific design policy to protect and maintain its cherished features. The West Hill Village Design Statement was prepared by the Residents Association in consultation with the wider community and published as a Supplementary Planning Guidance Document by EDDC in 2006. This Village Design Statement sets out detailed design considerations for development proposals to guide both EDDC and developers. The key principles from the Village Design Statement have been reviewed and remain of relevance and are supported by the community. This has informed the specific West Hill Neighbourhood Plan Policies.

10.4 West Hill has a special character which can be summarised as follows:

- West Hill is a rural, wooded, settlement with narrow lanes lined with Devon banks, hedgerows and trees;
- From afar the village appears simply as a wooded area set within the beautiful landscape of the Otter Valley;
- The special character of the village owes much to the extensive planting of trees and shrubs both within and on the boundaries of plots;
- The density of development is low with houses set within spacious plots;
- Dwellings are generally set well back from the road;
- The buildings are almost entirely domestic dwellings of one or two storeys;
- There is no distinctive style but materials are generally brick or rendered brickwork with tiled roofs;
- There is ample provision for off-street parking leaving the narrow roads clear of parked vehicles;
- There is little street lighting and few pavements.

### **Policy NP26: West Hill Design**

Proposals for development should reflect the established character and development pattern of their surroundings and should preserve key features of the village, including trees, hedgebanks, spacious gardens and individuality between properties.

Proposals for new residential development in West Hill should incorporate the following design principles:

1. New development will maintain the low density pattern of development in West Hill and should reflect built density and layout of the surroundings;
2. Proposals for the developments of more than one dwelling must show individual variation between units whilst respecting the character of the immediate surrounding area;
3. Proposals for development will include adequate off road parking;
4. Access to properties will be designed to minimise harm to Devon banks/hedges and be designed to enhance the street scene;
5. Where new boundaries are required (including frontages), these should consist of Devon banks or hedges incorporating native species, rather than metal or close-boarded fences or brick walls;
6. Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted.
7. In cases where a proposal for development is likely to affect existing trees, applications should be accompanied by a tree survey that establishes the health and longevity of any affected trees;
8. New development should demonstrate that adequate landscaping proposals have been included to reflect the existing landscape character of the surrounding area;
9. Permeable surfaces, such as gravel or grass, should be used in place of non-permeable surfaces wherever possible.

Proposals should be supported by a design statement setting out how the above design principles have been met (in addition to the Requirements of Policies NP2, NP3 and the Local Plan).

Relevant NP Objectives: 1, 2, 3, 18

## ACCESSIBLE WEST HILL

10.5 In the interests of sustainability and health and well being of the community, there is community support for a safe pedestrian/cycle link between West

Hill and Ottery St Mary. This will be an important element of the proposed Local Green Infrastructure Network. In addition, there is support for wider public footpath enhancements in and around the village and wider Neighbourhood Plan Area and this is identified for specific investigation by West Hill Parish Council, as Project 12.

### **Project 12: West Hill Green Network**

West Hill Parish Council will look for opportunities to enhance the public footpath network in and around the village and link into wider routes in order to enhance accessibility and pedestrian and cyclist safety. One opportunity to be explored is securing access to the Listed Monument at Belbury Castle on the eastern edge of the village.

Ottery St Mary Town Council will provide support as appropriate to this process and may allocate CIL or other funding where justified.





## WEST HILL OPEN SPACE, RECREATION & PLAYING FIELD

10.6 EDDC's Open Space Study (2012, reviewed in 2014) identified adequate provision across the whole former Ottery St Mary Parish. However, now that West Hill is a separate parish, it is clear that there is inadequate open space in West Hill. West Hill's open space comprises less than 1% of the open space in the former Ottery St Mary Parish and 0% of the natural green space in the former Ottery St Mary Parish based on the Open Space Study. Using the quantity standards in paragraph 6.2 of the Open Space Study, and based on a population in West Hill of 2200 it is quite clear that the parish of West Hill needs additional open space including the categories:

- Outdoor sports pitches (1.5 ha per 1000) (none at present) require 3.3 ha
- Parks and recreation (0.4 ha per 1000) (none at present) require 0.88 ha
- Play space children (0.5 ha per 1000) (0.11 ha at present) require additional 1 ha
- Play space youth (0.5 ha per 1000) (none at present) require 1.1 ha
- Amenity open space (0.3 ha per 1000) (none at present) require 0.66 ha
- Accessible natural green space (1 ha per 1000) (Open Space Study incorrectly states 4.93 ha) require 2.2 ha

There needs to therefore be Generic Open Space provision for West Hill addressing all these categories of open space. In addition to the recognition of the need for sports pitches set out above, The Playing Pitch Strategy (EDDC 2015) recognizes that the West Hill Juniors Football Club is split across two sites, and identifies that the appropriate action to address this key issue is to encourage the development of youth and mini pitches in West Hill.

10.7 Two potential sites for open space have been identified, though further work is needed to engage with landowners and progress towards delivery. A project has therefore been identified to be led by West Hill Parish Council (Project 13). Funding from S.106 and CIL may be available for this project.

10.8 The wooded areas and individual trees and hedgebanks contribute to the special character of West Hill. Mature trees are susceptible to development pressures and some have been felled in advance of planning applications being submitted. There are some woodland TPOs and many individual TPOs, but the majority of trees remain unprotected

10.9 A "Special Trees of West Hill" project has started to identify ancient trees and trees of arboricultural or amenity value in West Hill. The objectives include education and raising awareness of the value of trees and the importance of maintenance, and also to emphasise the need to manage and replant trees for their future amenity value. Project 14 (West Hill Trees) carries on and develops this work.

### **Project 13: West Hill Open Space. Recreation and Playing Field**

West Hill Parish Council will undertake further work to identify new public open space in the parish to include uses such as recreation, child and youth play and a playing field. Funding from S.106 and CIL may be used to support this or similar projects.

### **Project 14: West Hill Trees**

West Hill Parish Council will work with East Devon District Council Tree Officers, Tree Wardens and other interested persons to identify and review ancient trees, trees of arboricultural or amenity value in West Hill. The objectives will include:

- Increase awareness of our tree heritage generally and of specific trees in particular
- Educate owners and others about the importance of this heritage
- Facilitate action by EDDC when any of the trees are threatened
- Provide practical support for the protection and maintenance of these trees by providing information on, or links to, available resources and websites.
- Increase awareness that trees have a finite life and may need to be felled, and that replacement trees should be planted to provide future amenity.
- Increase awareness that commercial stands of trees need to be felled as part of a proper management programme.

# CHAPTER 11. THE SMALLER VILLAGES AND COUNTRYSIDE

11.1 This Chapter identifies policies specifically relating to the smaller villages of Alfington and Tipton St John as well as other smaller settlements throughout the parishes of Ottery St Mary and West Hill. These areas are all classed as countryside in the East Devon Local Plan since they do not have Built Up Area Boundaries (BUABs).

11.2 The policies in this Chapter apply in addition to the wider policies in Chapters 6, 7 and 8.

## RESIDENTIAL DEVELOPMENT

11.3 Residential development in all countryside areas is controlled by *Local Plan Strategy 35 - Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-up Boundaries*, which allows mixed affordable and open market housing schemes for up to or around 15 dwellings subject to set criteria. This strategy is aimed at securing affordable housing by permitting development in locations where ordinarily, residential development would not be acceptable, and a proven local need is demonstrated

11.4 Villages without a BUAB can only be considered for development under Local Plan Strategy 35 where they can demonstrate 4 or more local services (doctor, school, regular public transport, church, village hall, public house or shop). Currently both Alfington and Tipton St John meet this requirement.

11.5 In Tipton St John village, planning permission for a significant housing development at Barton Orchard has been granted. This mixed market and affordable housing development exceeds the number of dwellings identified in the Tipton St John Local Housing Needs Report (2011), and it will provide future proofing for housing needs for some years ahead.

11.6 Part of Tipton St John is located within the East Devon AONB. Development in or affecting the AONB has historically been strongly opposed by the local community and this position will be maintained in support of Local Plan Strategy 46 - Landscape Conservation and Enhancement and AONBs.

11.7 In Alfington village, a small residential housing site at Devon Mushroom Farm suitable for up to 5 houses was identified in the Draft Villages Plan (2013) consultation process. The local community voted in favour of this allocation provided that it included a children's play park. Alfington is concerned that the lack of development may pose a significant risk to the long term future and sustainability of the village, with young residents priced out of the market and older residents having no options to downsize. In these specific circumstances, with the inclusion of the playpark requirement in the allocation, a split of three affordable and two market value houses is proposed as an equitable way of fulfilling Local Plan criteria.

## ALLOCATION OF EXCEPTION SITE FOR DEVELOPMENT

11.8 The Devon Mushroom Farm site is allocated as an exception site for development in *Policy NP27: Exception Site for housing development in Alfington*. The development should be in accordance with the criteria in the *Local Plan Strategy 35: Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-up Area Boundaries*, except for the requirement for 4 or more local services to be available, and subject to a housing needs survey undertaken at the time of the planning application. The Alfington community is concerned that strict compliance with Strategy 35 might mean it would be impossible to permit any development if one of the services currently available were to close.

11.9 Under Strategy 35, at least 66% affordable housing must be provided. In a development of only 5 dwellings, this would mean 4 affordable and only one market value dwelling. This might cause viability problems for a developer, so it is proposed to require a small children's play park in lieu of one of the affordable dwellings, i.e. 3 affordable and 2 market value, plus a small children's play park.



### Policy NP27: Exception Site for housing development in Alfington

Land at the Devon Mushroom Farm, Alfington, as shown on the Neighbourhood Plan Proposals Map, Alfington inset (**Appendix 1**) has been allocated (subject to housing needs survey) for residential development for up to five houses, in a mix of 3 affordable and 2 market value types, including provision of a small equipped play park to serve the village.

Proposals will be encouraged to include safe pedestrian connections linking the site with the rest of Alfington.

The following criteria must be met:

1. Development must protect the amenity of existing residents.
2. Development proposals must include mitigation measures specifically designed to prevent harm of the settings of the Grade II listed farmhouse south west of the identified site. Proposals to achieve this objective which make sympathetic use of existing natural landscape and/or vegetative features will be preferred.
3. Existing boundary features of the southern/south-western boundary including (but not limited to) existing hedgerows and watercourses to be safeguarded and protected to preserve the natural site setting, and minimize external visual impacts as far as possible.

#### Relevant NP Objectives 7.9.19



ALFINGTON



TIPTON ST JOHN



EXAMPLE OF EQUIPED PLAY PARK



## CHAPTER 12. MONITORING AND REVIEW

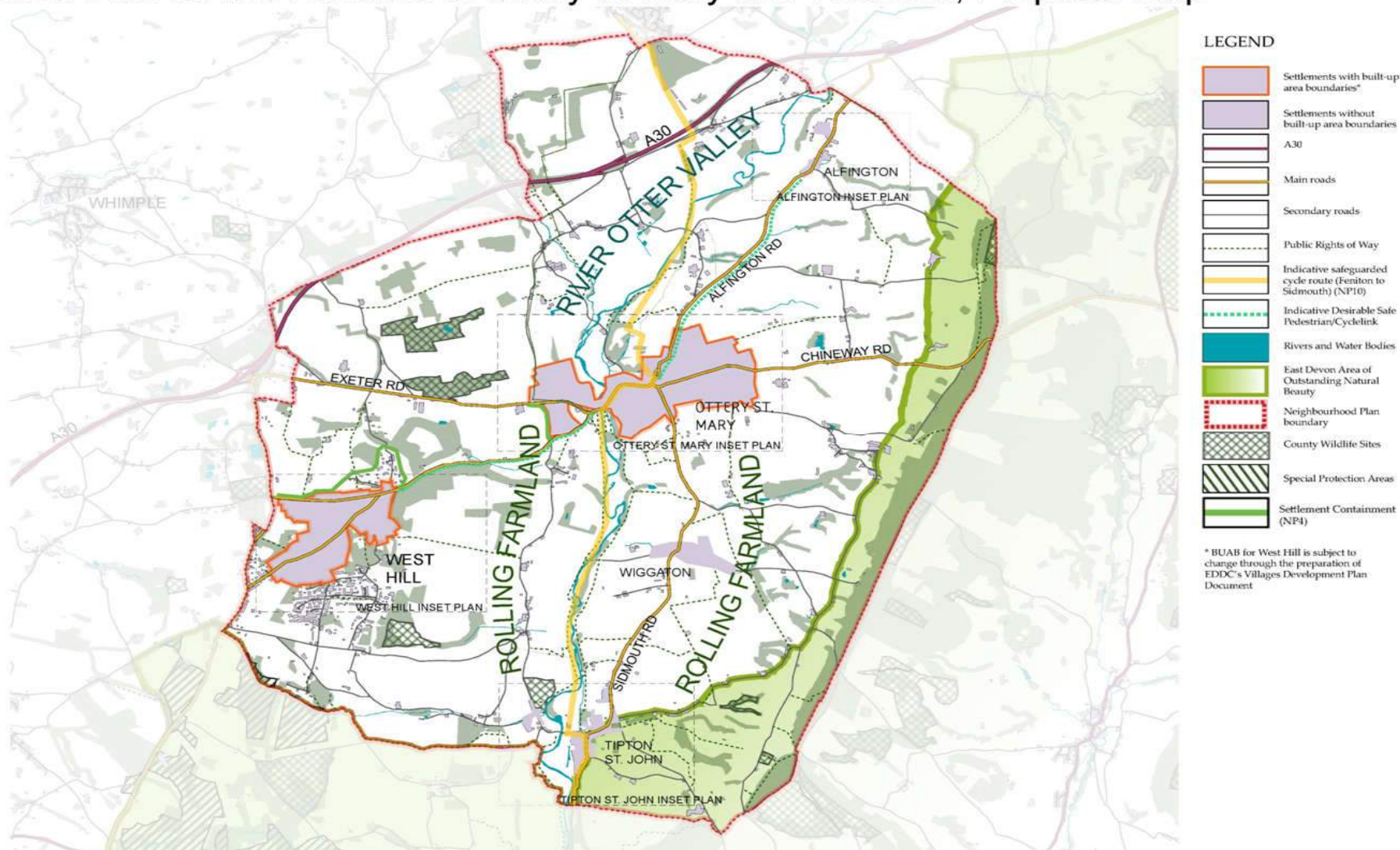
- 12.1 While there is no requirement for this Plan and its policies to be monitored, Ottery St Mary Town Council and West Hill Parish Council will undertake periodic monitoring of the impact of this Plan and its policies and projects. An annual report will be produced by both parishes.
12. A full or partial review of this plan will be carried out in future years, to take account of the East Devon Local Plan Reviews and the Greater Exeter Strategic Plan.

## APPENDICES



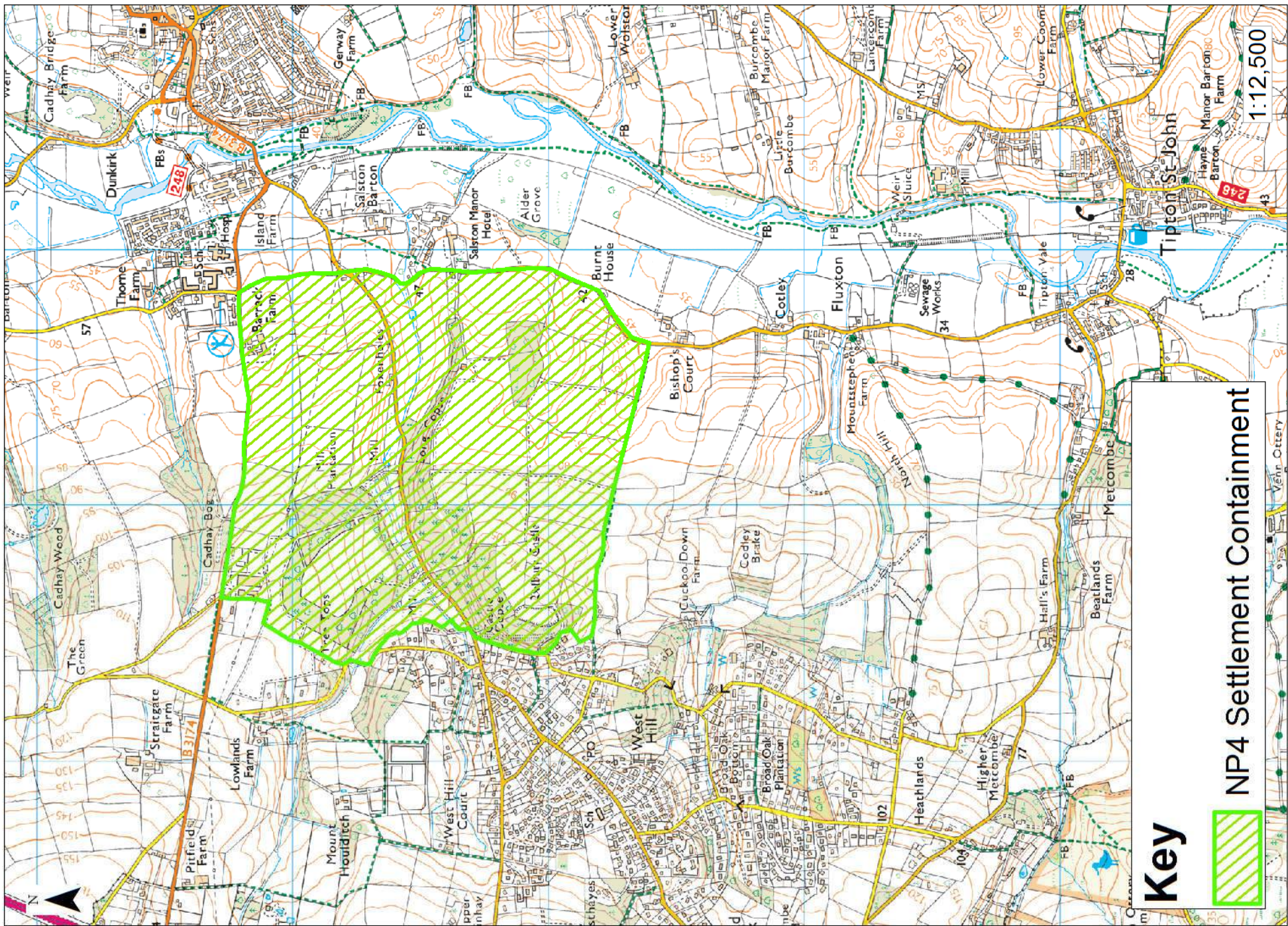
## APPENDIX 1:

### Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill, Proposal Map



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**Key**

 NP4 Settlement Containment



# Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill, Proposals Map, Ottery St Mary Town Inset



**LEGEND**

- Water
- Flood Zone 2
- Conservation Area
- Local Green Spaces (NP5)
- County Wildlife Site
- Footpath
- Pedestrian/cycle way
- Bridleway
- Indicative safeguarded cycle route (Feniton to Sidmouth) (NP10)
- Indicative Desirable Safe Pedestrian/Cycle Link
- Approved Major Planning Applications
- Health Services (NP15)
- Settlement Containment (NP4)
- Registered Park/Garden
- Listed Building Grade I
- Listed Building Grade II
- Listed Building Grade II\*
- School Site Allocation (NP25)
- Bus Stop
- Built Up Area Boundary

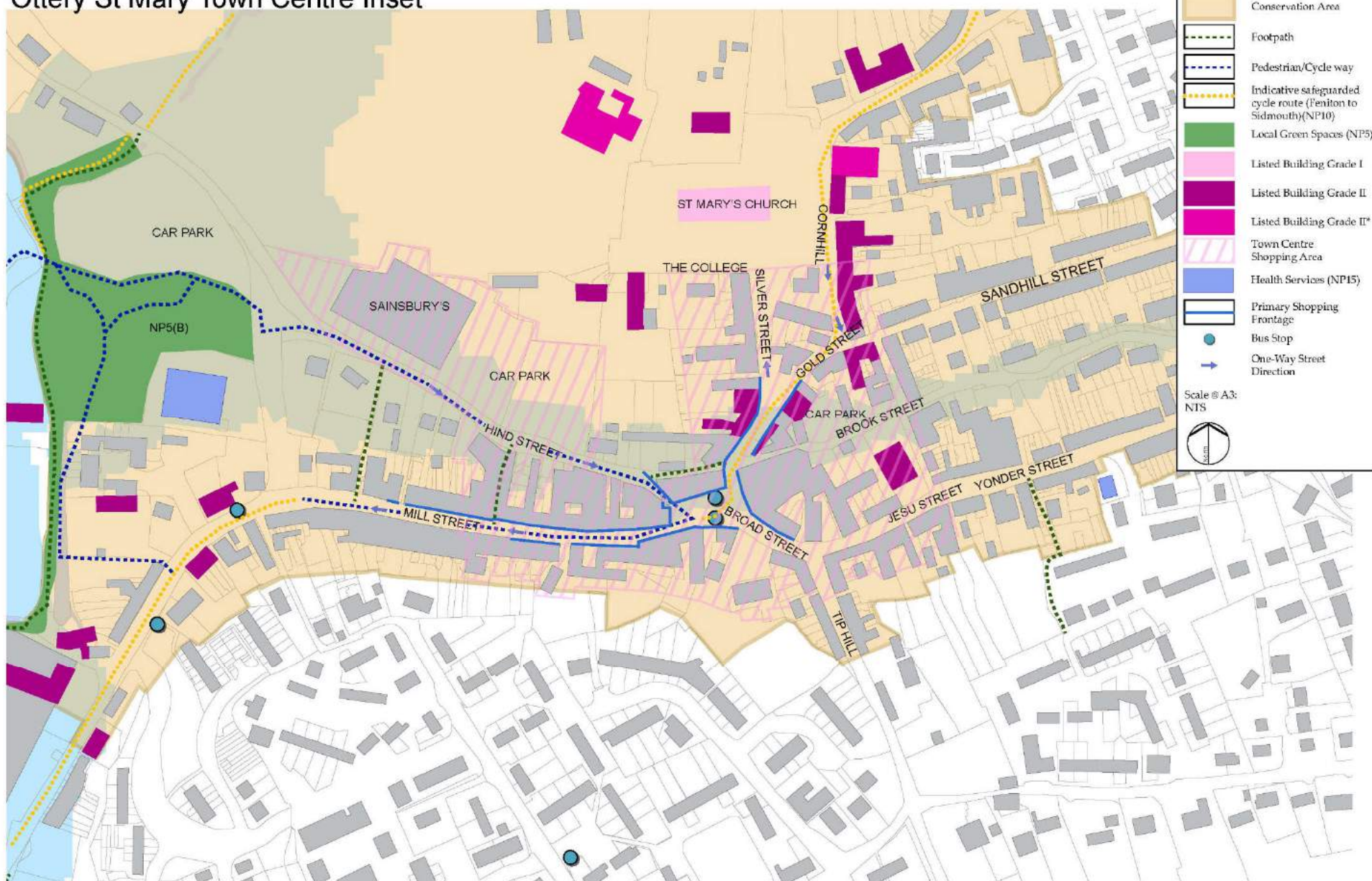
Scale @ A3:  
NTS

North

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# Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill, Proposals Map, Ottery St Mary Town Centre Inset



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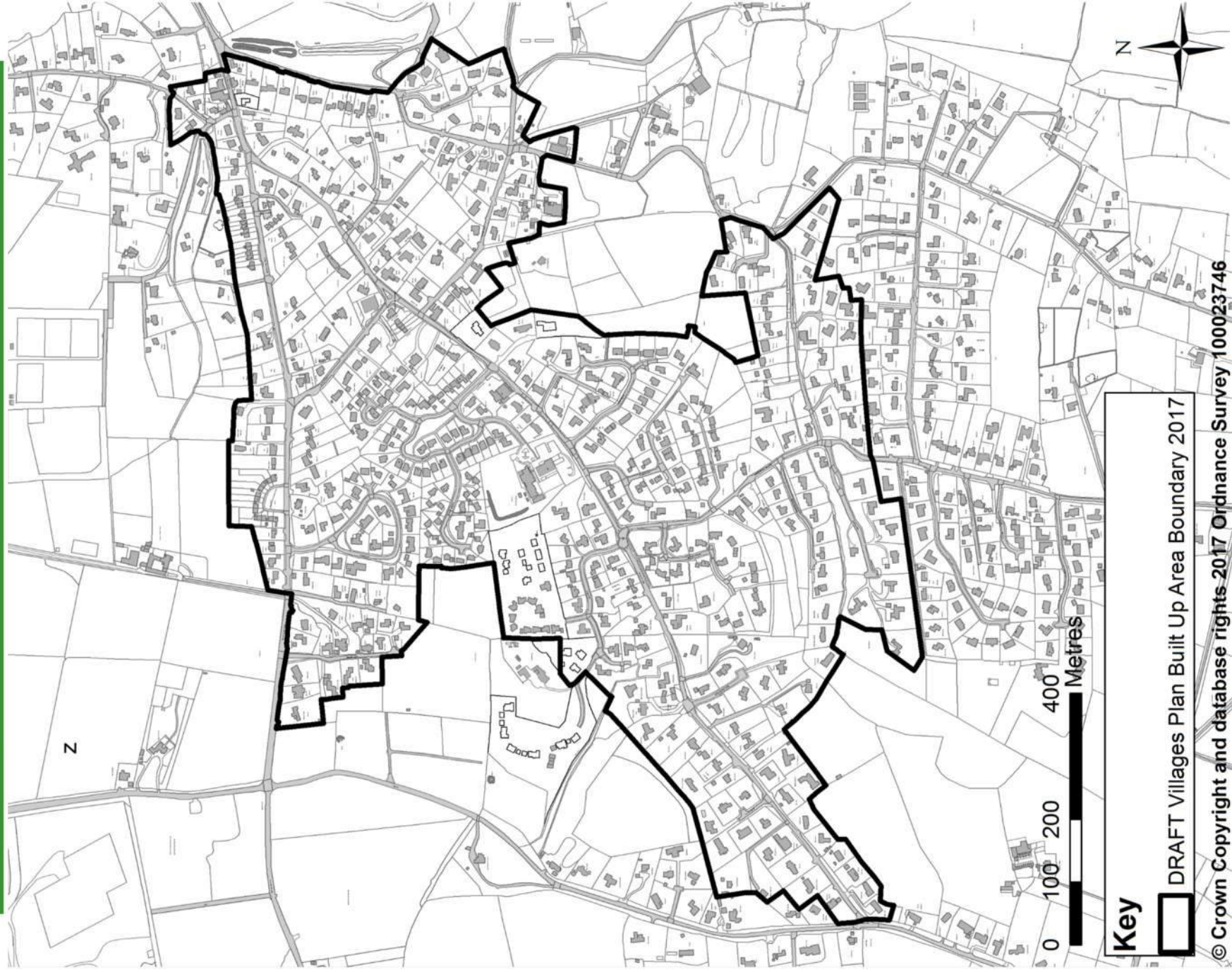
# West Hill Local Green Spaces (NP5)



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Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill.  
Proposal Map West Hill Inset BUAB From East Devon Villages Plan



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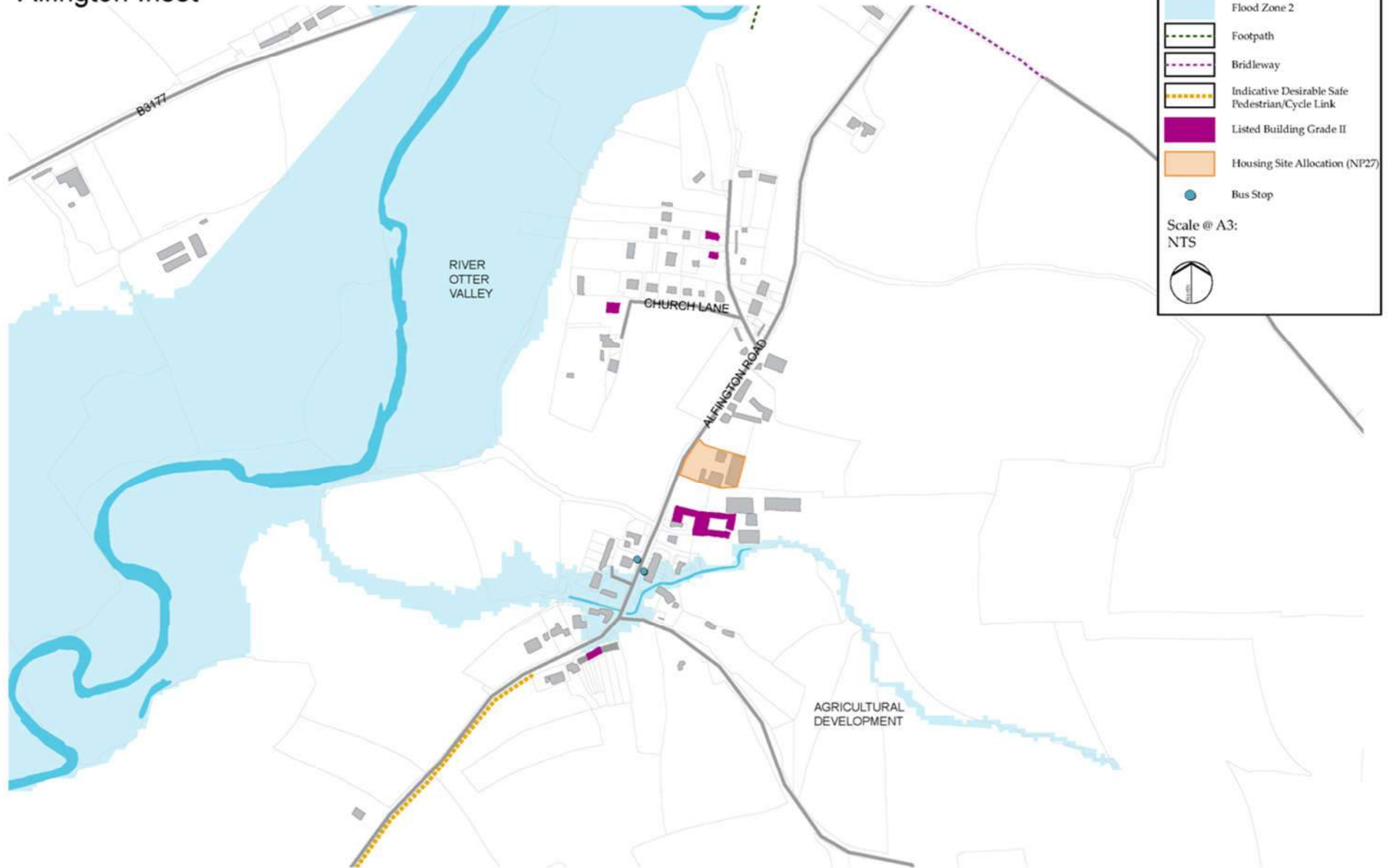
# Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill, Proposals Map, Tipton St John Inset



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# Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill, Proposals Map, Alfington Inset



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Reference number and name: **OSM 1N OSM1S OSM3N OSM3S** Along the River Otter Valley throughout the Parish

Description of view: A wide river valley flanked by high hills one of which is a designated area of outstanding natural beauty. The river variously slowly meanders, has short rushing falls and passes historical reference points such as bridges, mills and farmsteads.

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes. It can be seen and appreciated from many points. There are public footpaths that follow the river's route.
2	The view should be definable (not a blanket coverage of the countryside).	Yes. The viewpoints are from bridges that cross the river and footpaths that follow its route.
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Yes. The riverbank paths are a big attraction and regularly walked by a considerable number of residents and visitors.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The views are of the river in all its various flow patterns, of the wide valley and the high ground to the west and east as well as the landscape features typical of the farming and land use in the east Devon area.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	The views are not otherwise designated or protected.



Reference number and name: The open land on the northern approaches to **OSM2S OSM2N** OSM Town when travelling from Alfington

Description of view: The views are of the open farm land to the east of the road and the land to the west that falls within the Town's conservation area. The view from the road identifies the northern boundary of the built up area and provides a contrast between the built up area of the Town and its rural farming surroundings.

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes. It can be seen from the road and also appreciated from various footpaths that cross the area.
2	The view should be definable (not a blanket coverage of the countryside).	Yes. It is the boundary between the built up area and its rural surroundings
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	The road (the B3176) is heavily used by local people entering and leaving the Town and by visitors. To the west, several footpaths link the road to the River Otter
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The view forms the essential "gateway" feeling whether travelling north or south and sets the town within the context of its rural farming hinterland.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	The conservation area covers part but not all of the view.





Reference number and name: **OSM5** The open land on the southern approaches to OSM Town when travelling from Tipton St John

Description of view: Open farmland with a rising ground to the north that marks the edge of the Town's built up area boundary when viewed to the north and open and wooded farmland when viewed to the south.

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes. It can be appreciated from the road leading to and from the Town and also from the bridleway and footpaths that are in the vicinity.
2	The view should be definable (not a blanket coverage of the countryside).	Yes. The rising ground to the north is a significant local feature and marks the Town's built up boundary.
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	The road is heavily used by local people and visitors and the bridleway and footpaths are well used.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The rising ground with early views of the edge of the Town's built up area creates an expectation of arrival and a contrast to the rolling farmland that surrounds the Town. While Ottery St Mary is not a 'hill town,' the view provides an unusual and pleasing sense that the traveller is about to arrive. The views travelling in the reverse direction provide contrasts in the reverse context.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	There are no other protections for this view.



Reference number and name: **OSM6** The open land on the eastern approaches to OSM Town that afford views of East Hill

Description of view: The view is of the easterly ridge of the River Otter and the East Devon Area of Outstanding Natural Beauty.

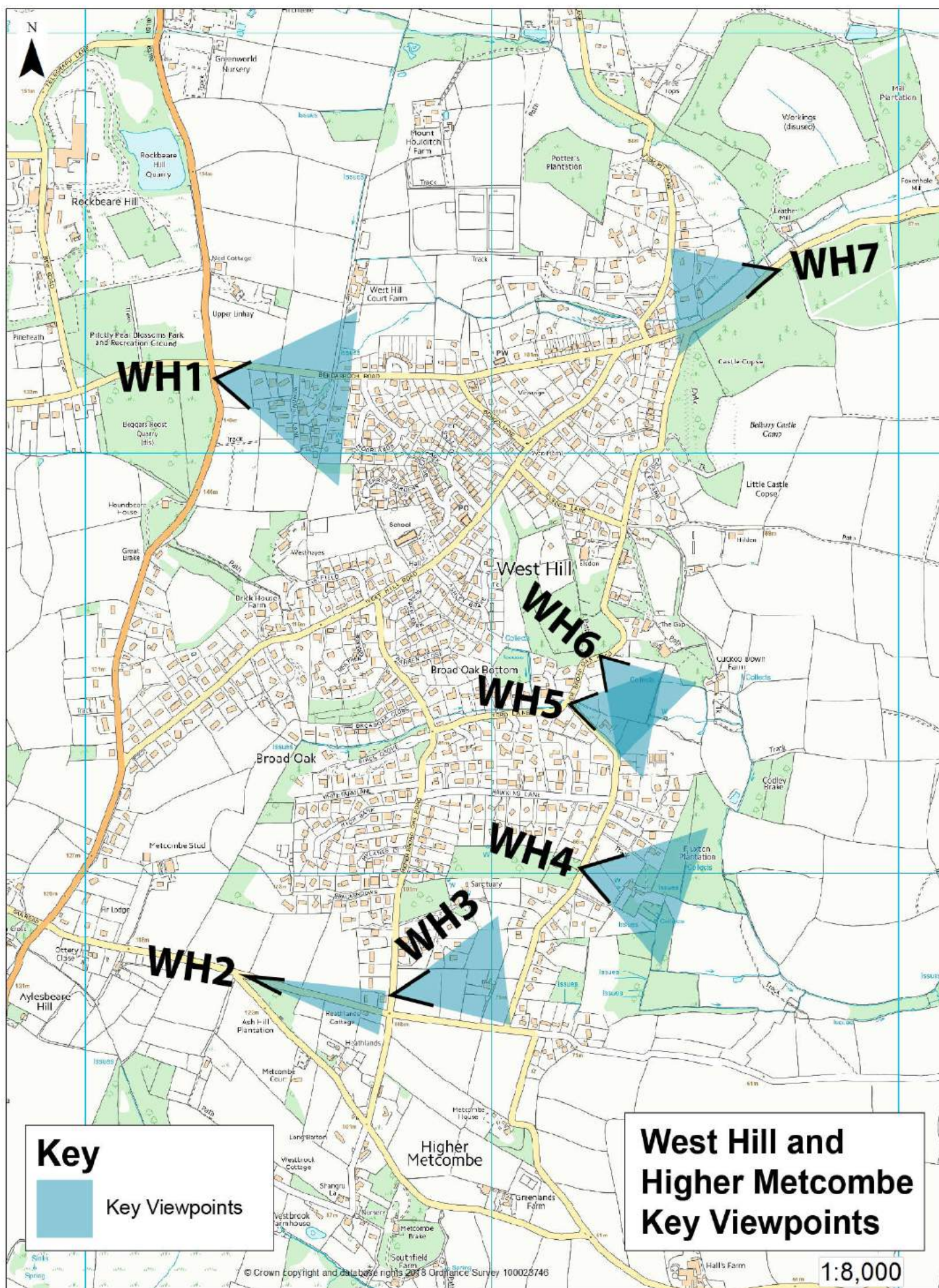
All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes. The view can be appreciated from the road and from footpaths and bridleways.
2	The view should be definable (not a blanket coverage of the countryside).	Yes. The ridge line and the AONB is a defined area.
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	The road is a busy portal to the Town. Walkers regularly use the nearby footpaths and bridleway.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The Town is very pleasantly set in the bottom of the steep-sided river valley and this can only be appreciated and fully understood as a consequence of views such as this. Equally, the AONB can only be fully appreciated by maintaining the views from the valley below. Loss of such views would substantially degrade the appreciation of East Devon's AONB.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	While the ridge line is protected as an AONB, the views to it are not.









## Local Protected Views Assessment

Reference number and name: WH 1. – view south-east from Bendarroch Road crossroads

Description of view: Open farmland looking over West Hill towards Sidmouth Gap

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Enjoyed by West Hill residents and walkers
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Open farmland with distant views over the Ottery Valley and Sidmouth Gap.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Outside but adjacent to BUAB

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:

Conclusion – Include under protected views policy in the Neighbourhood Plan





## Local Protected Views Assessment

Reference number and name: WH 2. Higher Metcombe view east along Oak Road

Description of view: Narrow lane lined with hedgebanks with mature beech trees on both sides

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Quiet road. Frequently used by West Hill residents, walkers and horse riders.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The avenue of beech trees give a cathedral-like feeling, a green and enclosed feel that is a cherished feature of West Hill/Higher Metcombe. It forms a gateway to West Hill travelling from Tipton Cross. This view is particularly tranquil and contributes to the special character of the parish.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Outside BUAB. Known developer interest in one field adjacent to Oak Road

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:



Conclusion – Include under protected views policy in the Neighbourhood Plan

## Local Protected Views Assessment

Reference number and name:

Description of view: WH 3. View south-east from Higher Broad Oak Road (near junction with Oak Road)

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Quiet road, enjoyed by West Hill residents, walkers, horse riders
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Open view across farmland across Ottery Valley and towards East Hill and Sidmouth Gap. Hedges with mature trees.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Outside BUAB (currently adjacent to BUAB, but probably well outside revised BUAB). Some Developer interest in the closest field.

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:



Conclusion – Include under protected views policy in the Neighbourhood Plan



## Local Protected Views Assessment

Reference number and name: WH 4. – views east from field adjacent to Stones Cottage (Prings Field)

Description of view: Views over open farmland towards Sidmouth Gap,

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Yes – West Hill residents and walkers and horse riders
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Characteristic views over farmland towards East Hill and Sidmouth Gap. Hedgebanks and Mature trees in hedges.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Outside, but adjacent to current BUAB. Known developer interest in field

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:



Conclusion – Include under protected views policy in the Neighbourhood Plan

Reference number and name: WH 5. Views south-east from Lower Broad Oak Road opposite Ford Lane  
Description of view: Open farmland and valley with mature trees and hedgebanks

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Fairly quiet road. Used by West Hill residents, walkers.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Open field with stream in valley continuing from Ford Lane to River Otter.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Outside by adjacent to BUAB. Planning permission (on appeal) for 2 houses on part of the field. This forms an important part of the natural landscape that defines Lower Broad Oak Road.

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:



Conclusion – Include under protected views policy in the Neighbourhood Plan



## Local Protected Views Assessment

Reference number and name: WH 6. Lower Broad Oak Road, south-east from above Badgers Bend (750m from junction with West Hill Road)

Description of view: Undulating farmland and mature parkland trees.

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes - from field gate on Lower Broad Oak Road
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Yes – by West Hill residents and walkers.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	It is the first view out over open farmland and towards the Ottery Valley as you travel down Lower Broad Oak Road. Field used for grazing for horses, has mature parkland trees and hedges.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Outside, but adjacent to BUAB. Field covered by blanket TPO

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:



Conclusion – Include under protected views policy in the Neighbourhood Plan

## Local Protected Views Assessment

Reference number and name: WH 7. – view west on West Hill Road from Foxenhole towards West Hill village

Description of view: Stream and water meadow beside West Hill Road, forming gateway to the village

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Main road between West Hill and Ottery, frequently used by West Hill and Ottery residents
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Forms the gateway to West Hill village. Water meadows and stream which run from West Hill towards Ottery & the River Otter.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Outside BUAB

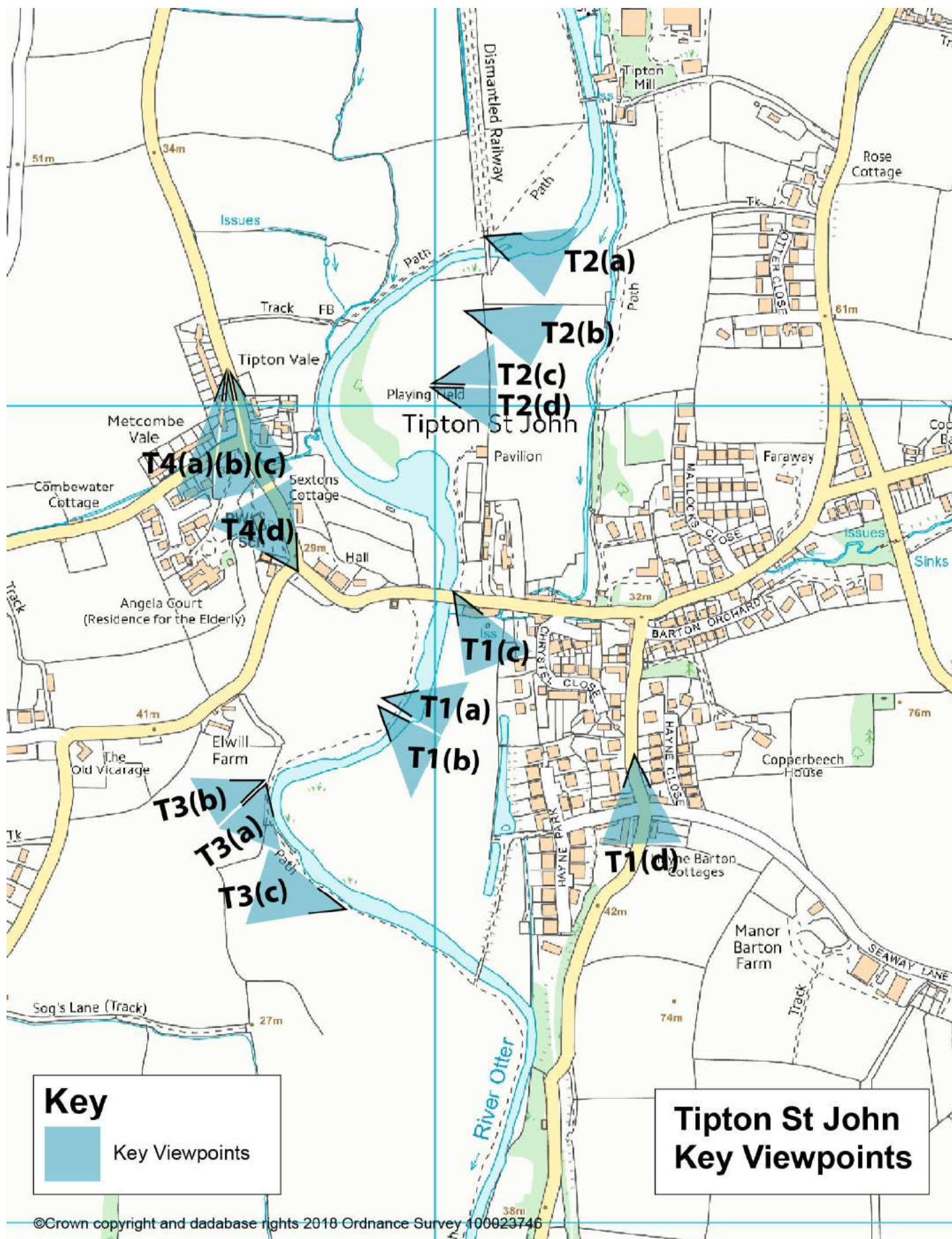
Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:



Conclusion – Include under protected views policy in the Neighbourhood Plan





Reference number and name: **T1 Tipton St John – South-east view from the River Otter**

Description of view: View of open valley and contrasting surrounding hills in AONB, with fields lined by hedgerows and trees

All of the following criteria should be met:

	Criteria	Assessment
1	The view point should be publically accessible.	The view point is located on public footpath no.74 alongside the River Otter, south of the road bridge
2	The view should be definable (not a blanket coverage of the countryside).	The view is defined by the prominent mound of Hayne Hill at the southern entrance to the village from Harpford
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	The public footpath is used daily by residents, visitors and walking groups enjoying the River Otter valley
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The openness of the river valley floor and proximity of the surrounding hills combine to define a highly visually attractive setting. The prominent mound of Hayne Hill is a well loved local landmark with grazing sheep at most times of the year
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Yes - Hayne Hill and the surrounding hills have the benefit of AONB protection, however, this has not prevented past development on AONB land within the village



T1(a) View from public footpath



T1(b) View from public footpath



T1(c) View from bridge over River Otter



T1(d) View from Hayne Hill road

Conclusion – Include under protected views policy in the Neighbourhood Plan



Reference number and name: **T2 Tipton St John – North-east view from the River Otter**

Description of view: View of open valley and contrasting surrounding hills, with fields lined by hedgerows and trees and low density housing on the skyline

All of the following criteria should be met:

	Criteria	Assessment
1	The view point should be publically accessible.	The view point is located at the old railway bridge over the River Otter on public footpath no.75 and the village Playing Field
2	The view should be definable (not a blanket coverage of the countryside).	The view is defined by open rising land in the mid-ground and houses in Otter Close and Mallocks Close on the skyline
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	The public footpath is used daily by residents, visitors and walking groups enjoying the River Otter valley. The Playing Field is regularly used by sports clubs and the Primary School.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The openness of the river valley floor and proximity of the surrounding hills combine to define a highly visually attractive setting. The panoramic view from the Playing Field and riverside setting is greatly admired by all users of this facility.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Yes - The view has general protection from development in the countryside but nothing more specific



T2(a) View from public footpath at the Old Railway Bridge over River Otter



T2(b) View from public footpath



T2(c) View from Playing Field (left)



T2(d) View from Playing Field (right)

Conclusion – Include under protected views policy in the Neighbourhood Plan

Reference number and name: **T3 Tipton St John – South-west view from the River Otter**

Description of view: View of open valley and contrasting surrounding hills, with fields lined by hedgerows and trees and low density housing on the skyline

All of the following criteria should be met:

	Criteria	Assessment
1	The view point should be publically accessible.	The view point is located on public footpath no.74 alongside the River Otter, south of the road bridge
2	The view should be definable (not a blanket coverage of the countryside).	The view is defined by open land in the mid-ground rising to housing in Venn Ottery Road on the skyline
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	The public footpath is used daily by residents, visitors and walking groups enjoying the River Otter valley
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	The openness of the river valley floor and proximity of the surrounding hills combine to define a highly visually attractive setting.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Yes - The view has general protection from development in the countryside but nothing more specific



T3(a) View from public footpath (left)



T3(b) View from public footpath (right)



T3(c) View from public footpath (reverse direction)

Conclusion – Include under protected views policy in the Neighbourhood Plan



Reference number and name: **T4 Tipton St John – Angela Court Nursing Home**

Description of view: View of the front drive and grounds of Angela Court Nursing Home with its attractive and well maintained lawn, trees and shrubs

All of the following criteria should be met:

	Criteria	Assessment
1	The view point should be publically accessible.	The view point is located on public highway at the junction of Tipton Vale and Metcombe Vale
2	The view should be definable (not a blanket coverage of the countryside).	The view is defined by the boundary of Angela Court Nursing Home
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	The view is continuously enjoyed by residents passing on foot or by car when entering the village from Fluxton or Metcombe
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Angela Court Nursing Home and adjoining Church grounds form a distinctive green space defining the western gateway of the village. The mature trees, shrubs and well maintained lawn of Angela Court are a visually attractive and welcoming feature
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Yes - The view has general protection from development in the countryside but nothing more specific



T4(a) Junction of Tipton Vale and Metcombe Vale



T4(b) Entrance to Angela Court Nursing Home



T4(c) Adjoining Church grounds  
(with bell tower right of the tree)



T4(d) Adjoining Church grounds  
(from opposite direction)

Conclusion – Include under protected views policy in the Neighbourhood Plan





Reference number and name: NP6 6. Alfington, south west from top of Church Field (off Church Lane)

Description of view: Open agricultural field, views of Alfington lower village, River Otter, mature trees and Church (listed building)

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publically accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Accessed via Church Lane/Mill Lane junction, Enjoyed by (permissive only) public footpath - length of boundary around field. Frequent used by Alfington residents, dog walkers. Alternative route to/from higher to lower Alfington as road is narrow and without pavements
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	A remarkably tranquil view from a peaceful footpath with expansive distant views along the way, including to River Otter. Quiet even when heavy traffic is using the road. Views of Church and lower village enhanced by open location which provides contrasts of light and shade in sunshine. Wildlife regularly seen includes owls, buzzards.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	A central field accessible to residents in lower and upper parts of village without difficulty. No other specific policy protection.

Prompt for criteria 4 – Landscape features – hedgerbanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:





Conclusion – Include under protected views policy in the Neighbourhood Plan



Reference number and name: NP 7. Alfington east from Main road through the village, north eastern end

Description of view: Open agricultural fields, with interesting bumpy skyline, views to Gittisham Hill, mix of solitary and dense mature trees, Bowhay Farm

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publically accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Accessed via main road through village. Two footpaths in area providing access to views/area from different angles. Also one used as a (signed) bridleway. Views visible from road, by passing traffic as well as by walkers. Footpaths give access by entirely rural route to Gittisham Village and paths on East Hill. use also by dog walkers.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Tranquil views of unusual topography, accessible from two different routes, both very old public footpaths. (one shown on tithe maps of 1850's) medium distance views of East Hill AONB, possible access to Gittisham village without seeing vehicles on entirely rural path. Open location with 19th century farmhouse, starkly silhouetted solitary trees on skyline, wooded areas further distant. Typical valued Devon upsy-downsy landscape.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Locations easily accessible to residents and public in general, unusual scenery, hidden views. Particularly haunting landscape in winter seasons. No other specific policy protection.

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:





Conclusion – Include under protected views policy in the Neighbourhood Plan

#### Local Protected Views Assessment Alfington

Reference number and name: NP 9 EXTRA. Alfington Views to the north from the northern extremity of Mill Lane  
Description of view: Open agricultural fields, distant rising northern skyline, views towards Hembury Fort, historic point of interest Foreground typical peaceful Devon agricultural scene mature trees to left, tight and in middle distance

All of the following criteria should be met:

	Criteria	Assessment
1	The view point should be publicly accessible.	Yes, Mill Lane is a public road. A designated and signposted public footpath leads onward to the right of the picture.
2	The view should be definable (not a blanket coverage of the countryside).	Yes, view visible through established housing just out of shot to left and right. Cottages to right are some of the oldest in Alfington - believed c18/19th century View - with River Otter just hidden by topography - prone to mist spring and autumn - contributes to stunning scenery as per picture. Historic Hembury Fort on hilltop to centre right of the picture.
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Public footpath to right of picture. Extensively used by local residents/dog walkers, and walkers from further afield. Leads gently downhill to River Otter and onwards by Bridleway to Fenny Bridges.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Tranquil views of scenic landscape little changed in many years. End of lane location results in little disturbance from traffic Noise. Typical Devon hedgebanks Wildlife noted here - Foxes, deer. Birds inc Goldfinch, Bullfinch, Siskin, Barn Owl. Being a gap between established buildings, worries about losing the view (the only one of such quality in Mill Lane) if "fill-in" building were ever to be considered at this location.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Yes valued view designation necessary. No protection provided by other specific LP or NP policies. Not in an AONB

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

Photographs:

Conclusion – Include under protected views policy in the Neighbourhood Plan



Reference number and name: NP 8. Alfington expansive views to the south west and west visible from the mid to higher reaches of Summer Lane

Description of view: Open agricultural fields, distant western skyline, views in various directions, AONB east Hill, Gittisham Hill, typical Devon agricultural scene backed by extensive wooded areas, mature trees

All of the following criteria should be met:

Assessment:

	Criteria	Assessment
1	The view point should be publically accessible.	Yes
2	The view should be definable (not a blanket coverage of the countryside).	Yes, though the blanket coverage of many miles of farmland is what makes the stunning views.
3	The view point should be enjoyed by the community. Consider how well used/frequently enjoyed?	Accessed via (a signposted) unmetalled road/track from heart of Alfington village. Also various paths join the track as it winds up East Hill. Views visible after climb through typical Devon bank-lined early stages. Extensively used as a rural retreat by local residents and dog walkers. Leads to miles of quiet countryside.
4	The view should contribute to the locally valued character of the parish. Consider what features are prevalent in the view which are of importance.	Tranquil views of landscape little changed in 100 years. A place to "get away from it all" No traffic Noise, much wildlife, from weasels and voles to Foxes, deer, all regularly sighted. Favourite haunt of Buzzards floating on thermals caused by rising landscape and westerly winds. Possible access to Gittisham village and as far as Hare and Hounds pub at Putts Corner. Walks in the East Hill woods easily accessible.
5	Is the valued views designation necessary – Is the feature specifically protected by other LP or NP policies?	Locations accessible to residents and public in general, fine Devon scenery, delightful, tranquil walking countryside. Longer distance walkers often encountered. Multitude of views on climb to top of East Hill. No other specific policy protection.

Prompt for criteria 4 – Landscape features – hedgebanks, hedges, trees, open farmland views, distant hills, woodland, narrow rural lanes, the river, streams, the flood plain. Also urban features such as historic buildings, trees and spaces within the settlements.

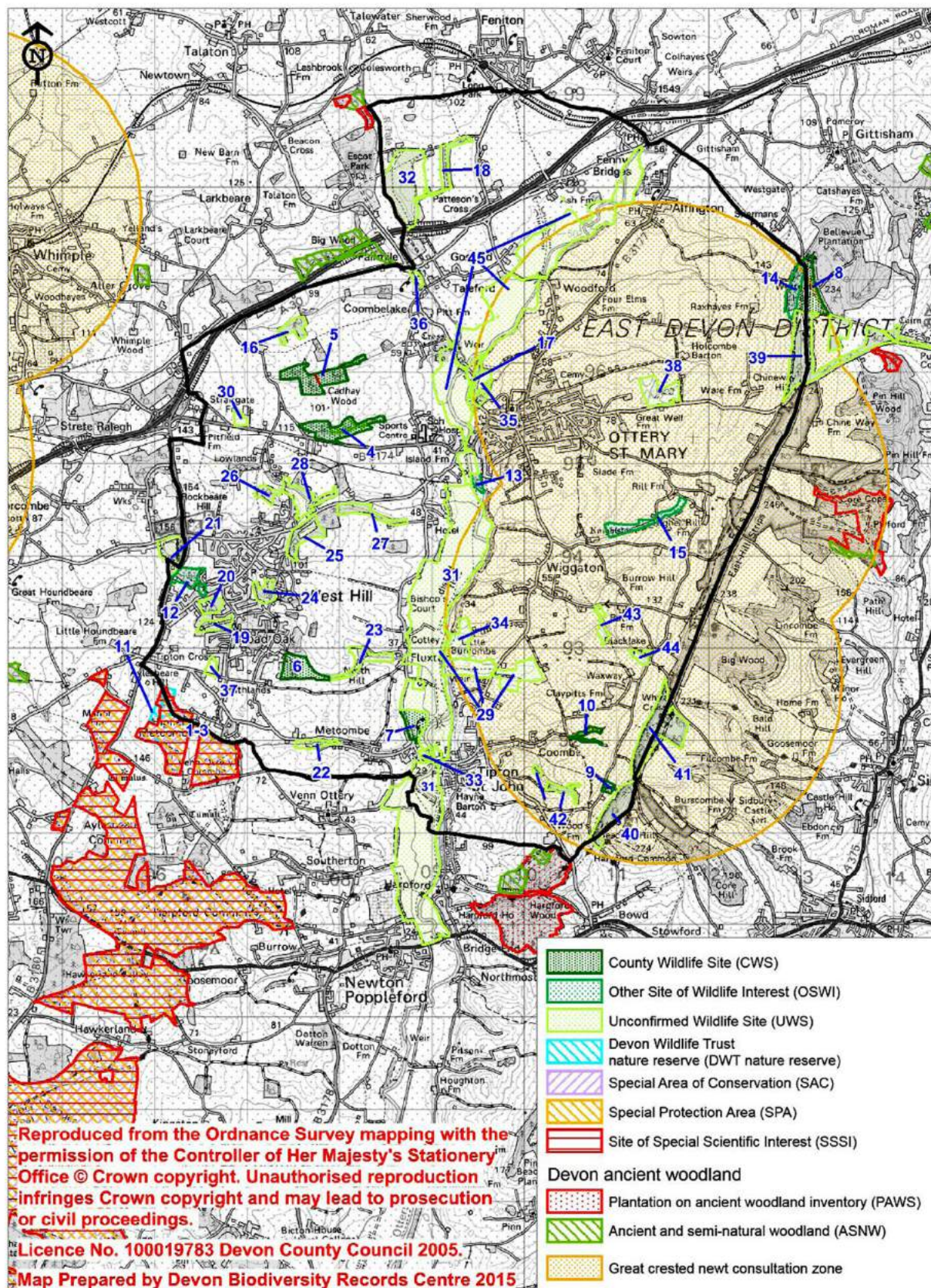
Photographs:



Conclusion – Include under protected views policy in the Neighbourhood Plan



# APPENDIX 2: COUNTY AND UNDESIGNATED WILDLIFE SITES



For full details refer to the evidence base



# APPENDIX 3:

## THE ROAD NETWORK ISSUES PLANS

REF NO.	ISSUE	COMMENTARY & LOCATION	SUGGESTED SOLUTIONS
1	<p><b><u>GENERALLY ACROSS THE NEIGHBOURHOOD PLAN AREA</u></b></p> <p>(NOTE: Examples of these general issues are given in the following text that identifies specific locations and is arranged by principal settlements. The lists of sites are not necessarily comprehensive and more analysis needs to be carried out as part of the suggested joint initiative between the two Parish Councils and Devon County Council).</p>	<p><b><u>THE HIGHWAY NETWORK AT LARGE</u></b></p> <p>The road network and the built-up areas of the town and other settlements reflect the long history of occupation and the piece-meal development of roads and the wider built environment over many centuries. Roads once suitable for low volumes of non-motorised transport are no longer capable of dealing with current demands.</p> <p>In many places the current arrangements are far from being 'fit-for-purpose' although relatively minor improvements could be made – especially in removing small pinch points due to the encroachment of rural banks, etc.</p> <p>People are at unacceptable risk, whether as pedestrians, cyclists, residents of 'at risk' buildings or as users of motor vehicles: the safety of the young, the elderly and the infirm is a particular concern.</p> <p>From the public consultation feedback, the community has the perception that many of the roads are too busy and are unsafe, particularly for cyclists and pedestrians. There are particular concerns about the Town centre. There are also concerns about the rural road network where Large Goods Vehicles (LGVs also known as HGVs) including in particular quarry lorries are a major concern.</p> <p>Despite the narrow lanes, there are no restrictions on vehicle size which cause problems when vehicles meet.</p>	<p><b><u>PRINCIPAL PROPOSAL</u></b></p> <p>A joint initiative by Ottery St Mary Town Council, West Hill Parish Council and Devon County Council as the Highways Authority so that a comprehensive audit is conducted to identify locations and corrective action where there is unacceptably high safety risk or considerable inconvenience to highway users: and such that the identified matters are satisfactorily resolved.</p> <p>Roads providing the principal links between communities – especially those used as bus routes - should receive priority attention.</p> <p>In the Town, matters can be taken forward as one essential element in the redevelopment of the public domain in the Town centre.</p> <p>New planning applications must adequately address highways issues so that development does not cause further deterioration but instead leads to significant improvements.</p>
2	<p><b>Speed</b></p>	<p>Excess speed is an issue in built up areas and in smaller communities. With the exception of a small part of West Hill, there are no 20mph zones.</p> <p>Excess speed in rural areas is also an issue where only the national speed limit applies and some drivers fail to select a speed that is appropriate to the conditions. This places other road users, especially cyclists and walkers/pedestrians at risk.</p>	<p>As one element in a comprehensive audit, there is a strong case for a review of speed limits.</p>

3	<b>Road Accidents</b>	<p>The DCC Collision map (available on-line) provides the location and basic details for road traffic incidents. It shows a number of collision incidents on Sidmouth Road running south from Ottery St Mary with a concentration of several incidents in Wiggaton where the road is narrow and kinked further reducing visibility. A series of collisions are also identified on the B3180 close to West Hill. A small handful of minor collisions have occurred within the urban area of West Hill.</p> <p>Within Ottery St Mary town there is a concentration of collision incidents in and around the Town centre and the constrained roads leading to it. These include collisions between vehicles and both pedestrians and cyclists. Some were 'serious' but none fatal. There appears to be potential to improve the traffic safety record for the Town Centre and for the Parish as a whole.</p>	<p>The suggested joint initiative with DCC can usefully consider past accident data with a view to their reduction.</p>
4	<b>Pedestrian Safety: Disability Scooter Users</b>	<p>Where there are no pavements, pedestrians – including the especially vulnerable (children, the elderly and the infirm) - are required to share the road with motor vehicles: these are areas of particular concern. Likewise places where pavements are so narrow that they do not readily permit people to pass in safety.</p> <p>The increasing use of mobility scooters creates a further issue for consideration.</p>	<p>As one element in a comprehensive audit, there is a strong case for including pedestrian and disability mobility scooter safety.</p> <p>The development of new vehicle- free pedestrian routes is one key solution, especially at key routes between rural settlements and the Town.</p>



5	<b>Cyclists</b>	Cyclists face similar risks to pedestrians, especially on roads of a rural character.	As one element in a comprehensive audit, there is a strong case for including the safety of cyclists.  The development of new cycle-ways is one key solution, especially for key routes between rural settlements and the Town.
6	<b>LGVs/HGVs</b>	Large and heavy goods vehicles and large farm vehicles create particular hazards on a road network that was never designed for their use. This is exacerbated by the design of ever larger vehicles- and by the growth in their numbers.	As one element in a comprehensive audit, there is a strong case for identifying where restrictions can reasonably be imposed.

7	<b><u>OTTERY ST</u> <u>MARY</u> <u>TOWN</u> <u>&amp; ENVIRONS</u></b>	The Anglo Saxon town model with a number of roads radiating from the centre makes the middle of the Town a major pinch point at Broad Street.	As one element in a comprehensive audit, there is a strong case for comprehensively addressing traffic management in the Town centre as one essential element in the proposals for improving the public realm.
8	<b>Volume of Traffic</b>	There is a continuing increase in the growth of traffic using the Town centre leading to ever increasing congestion.	Encouraging access by means other than vehicles to the Town centre through better design and improvements to the public realm may help to contain growth.
9	<b>Roads</b>	Silver Street is only passable by one vehicle at a time and is a significant pinch point.	The boundaries of the 'yellow box' junction might usefully be considered so as to provide more balance in alternating the flow: northbound traffic has a substantial advantage although this does help to keep the Broad Street junction clearer. Restricted sightlines are an issue as is the need to provide road markings at the southern end that encourage users to enable the free passage of other vehicles. Reducing local journeys by vehicles may assist.

10	<b>Roads</b>	Broad Street has particular issues due to the two major intersections at either end of this very short street, tailbacks from Silver Street, the location of the Town centre bus stops, parking by large vehicles servicing shops (and related limited visibility issues), and the confusion caused to visitors by the general layout.	Proposals for an initiative to improve the public realm should address such issues.
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11	<b>Roads</b>	<p>There are other pinch points on principal routes that are mostly created by parked vehicles. These include:</p> <ul style="list-style-type: none"> <li>• North Street</li> <li>• Mill Street opposite the old factory site where parking can cause delays on this major route serving the Town centre.</li> <li>• Yonder Street east of Chapel Lane.</li> <li>• Silver Street (northbound) south of</li> <li>• the old Barclays Bank where large delivery vehicles park on double yellow lines when making deliveries.</li> </ul> <p>Elsewhere, the general lack of off-street parking in the older parts of the Town creates difficulties. (See also 'PARKING' below)</p>	<p>These problems relate in the main to a lack of off-street parking spaces. The solution is likely to involve the provision of more off-street parking: additional parking restrictions by themselves are not a workable solution.</p> <p>New planning applications in and around the congested town centre area must provide for adequate new parking.</p>
12		<p>There are other pinch points on principal routes in the Town due to the current layout of the highway. These include:</p> <ul style="list-style-type: none"> <li>• Mill Street south of Millcroft at the northern extremity of the old Mill where there is a pinch point in the carriageway.</li> <li>• Strawberry Lane</li> </ul>	<p>The growth in Town centre traffic requires corrective action.</p> <p>The Highways Authority has requested that the Island Farm development provide a suitable passing bay or bays along Strawberry Lane (incorrectly identified as West Hill Lane in their response).</p>



13	<b>Pedestrians</b>	<p>Pedestrians are at risk on some of the older town streets where there is no pavement and there is a shared use of the highway with cars travelling at up to 30mph. The problem is exacerbated during winter months when road conditions are poor, visibility and daylight is limited with children, the elderly and the infirm at particular risk. Examples include:</p> <ul style="list-style-type: none"> <li>• Ridgeway for much of its length</li> <li>• New Lane</li> <li>• The westerly end of Longdogs Lane</li> <li>• Strawberry Lane.</li> <li>• Other points that can be identified by further survey.</li> </ul>	<p>Practical solutions must be found. 20mph speed limits may be part of a wider solution.</p>
14		<p>Pedestrians are at risk on some of the older town centre streets where there is insufficient width to pavements.</p>	<p>Practical solutions must be found. This can be taken forward as one essential element in the redevelopment of the public domain in the Town centre.</p>
15	<b>Cyclists</b>	<p>Cyclists in the Town centre are at risk due to the restricted road layouts and the lack of a joined-up cycle path network.</p>	<p>This can be addressed in the comprehensive review of the Town centre area as a part of the improvements to the public realm.</p> <p>It can also be addressed in individual planning applications. For instance, at the Island Farm development, the response of the Highways Authority mentioned discussions with the applicant about providing suitable cycling routes through and in the vicinity of the site.</p>
16	<b>Car Parks</b>	<p>The consultation feedback and resident experience has identified that the parking capacity for the town is insufficient. All the car parks become full at busy times, particularly Saturday mornings.</p> <p>There is an appetite for additional convenient parking to serve Town centre shoppers and residents.</p> <p>There is also a desire from some to remove some areas of on-street parking which contribute to traffic congestion and a cluttered appearance. A balance needs to be struck having regard to the needs of Town centre residents and visitors.</p>	<p>The town of Ottery St Mary would benefit from a Parking Review and Strategy to guide a successful response to these concerns.</p>

17	<b>Speed Limits</b>	<p>The speed of vehicles through the Town centre and along many of the older streets causes concern not least where school children and other vulnerable people are at risk. There is a case for the introduction of reduced limits as are increasingly found in other towns.</p> <p>The speed of vehicles entering the built up area along the B3174 has caused recent concern not least due to the nearby school and the increased traffic at the Cadhay Lane junction due to the Island Farm development.</p>	<p>This can be addressed through the proposal made for a joint initiative by Ottery St Mary Town Council and Devon County Council as the highways authority to carry out so a comprehensive audit.</p> <p>As a part of the Island Farm development, the highways authority has requested provision of a suitable light controlled pedestrian crossing. This may contribute to the solution but will need to be reviewed once completed.</p>
18	<b>Road Works, Utilities and Refuse Collections</b>	<p>Road works and works by utility companies can adversely disrupt traffic flows if not efficiently co-ordinated on heavily used Town centre routes.</p> <p>Refuse collections create difficulties on principal roads through the Town.</p>	<p>Closer liaison (including with OSM Town Council) by the Highway Authority may help reduce difficulties.</p> <p>OSM Town Council can usefully liaise with EDDC. Refuse collections could be better timed to avoid creating unnecessary obstructions on the principal road network through the Town. Landfill and recycling collection trucks could be better co-ordinated so that roads are not blocked twice on collection days.</p>
19	<b>Chineway Hill</b>	<p>There is a steep unprotected fall on the northerly side of the road and a series of bends exacerbates the matter.</p>	<p>A safety review and the creation of a highway that is safe to use is essential.</p>

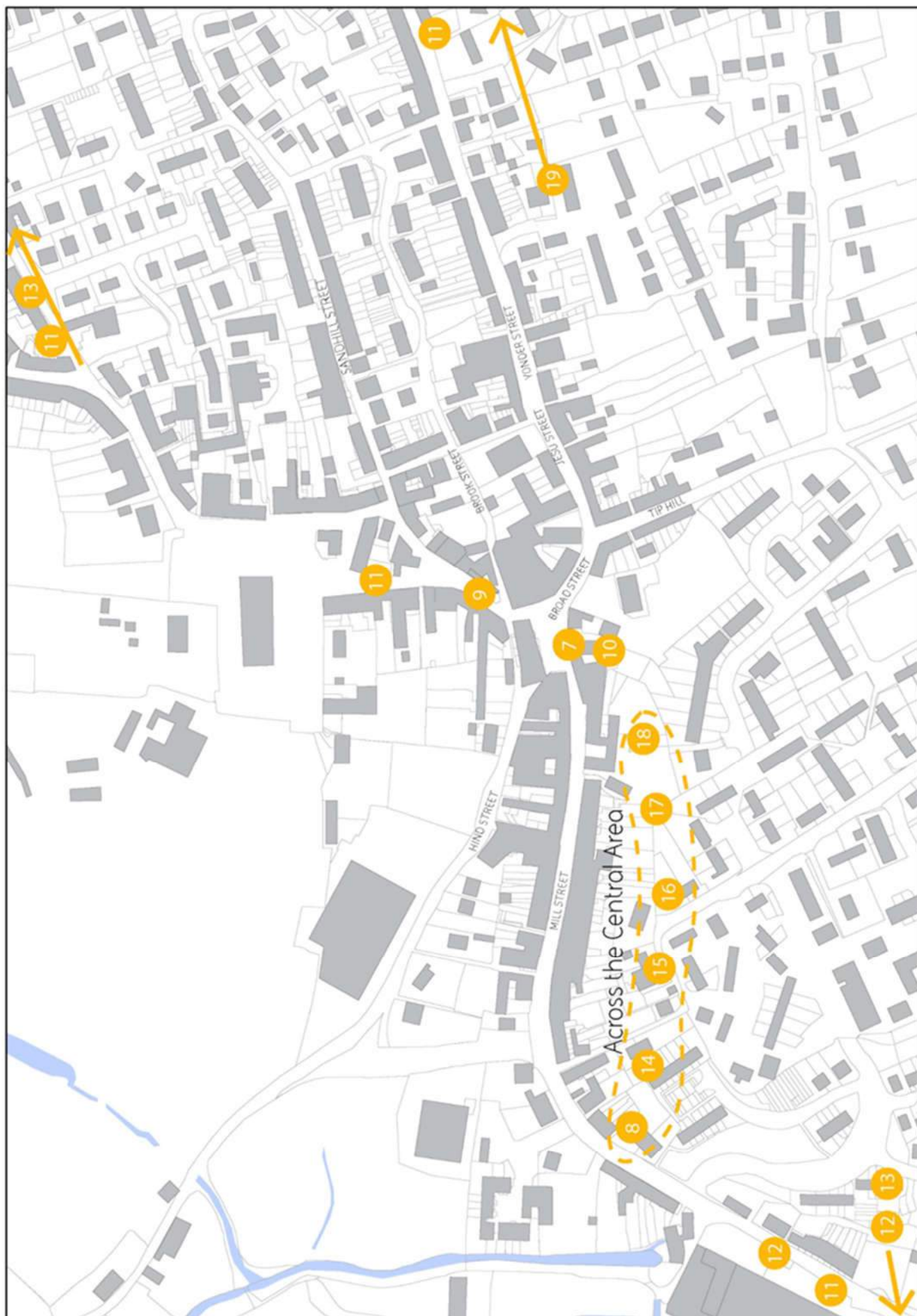


20	<b><u>ALFINGTON</u></b>	There is a major pinch point where the road narrows at Rock Cottages and the Mill Lane junction. There have been and continue to be numerous damage-only collisions and property damage, especially involving large vehicles.	Issues should be addressed through the joint initiative involving Devon County Council as outlined above.
21		The B3177 from the Town to the northern boundary of the OSM Parish. There are few sections where it is wide enough for LGVs, coaches and buses to pass. It is narrow and winding with restricted sightlines. LGV access to Otter Nurseries is a particular issue as there is no realistic alternative route.	
22	<b><u>ELSEWHERE IN THE NORTH WARD</u></b>	<p>The road from the Town to Fairmile (partly identified as Canaan Way on OS maps).</p> <ol style="list-style-type: none"> <li>1. A narrowing bend at Dunkirk with restricted visibility.</li> <li>2. The River Otter humpback bridge</li> <li>3. The old level crossing and nearby bend.</li> <li>4. A narrowing of the roadway by the entrance to Pitt Farm</li> <li>5. Ditto north of the junction with Gosford Lane.</li> </ol>	Ditto
23	<b><u>WIGGATON</u></b>	<p>The Sidmouth Road as it passes through Wiggaton.</p> <p>There are pinch points at the two principal bends (adjacent to Higher Wolston Farm and by Sandgate Lane). Both cause significant risk to users and traffic tailbacks due to large vehicles and coaches.</p>	<p>Place restrictions on large vehicles on this route.</p> <p>The A30 via the Daisymount junction is the preferred route for LGVs/HGVs.</p> <p>Place restrictions on large vehicle movements in planning approvals (including for the initial construction traffic).</p>
24		<p>The Sidmouth Road from the Town to the southern boundary of OSM Parish (previously known as the B3176 but since declassified as a B-road).</p> <p>There are a number of pinch points along the road which cause hold ups and minor accidents. There has been a fatality in recent times.</p>	<p>Address issues through the joint initiative involving Devon County Council as outlined above.</p>

25	<b><u>WEST HILL</u></b> <b>The B3180 Road</b>	1. A dangerous narrow section of bends south of the Oak Road junction where 2 LGVs cannot pass. There is a history of serious accidents – one involving schoolbus.	Address issues through the joint initiative involving Devon County Council as outlined above.
26		1. Tipton Cross at the junction with Oak Road. This is a dangerous cross-road with limited visibility, especially for vehicles joining the B3180. One fatal accident and a history of other accidents.	
27		2. West Hill Road/B3180 junction with a grass triangle. This is a dangerous junction with limited visibility, especially when turning right from West Hill Road onto B3180. Local concern expressed for some years but without success. B3180 30 mph limit frequently exceeded. (Data available from Community Speedwatch)	
28	<b>Pinch Points in West Hill Village</b>	1. <b>Higher Broad Oak Road.</b> Pinch point. Section of road with no verges or pavements. Roadway only just wide enough for two cars. Frequently used by pedestrians: concerns expressed about safety.	
29		2. <b>West Hill Road.</b> Pinch point. Road just wide enough for 2 cars to pass but not LGV & car. One of the main roads through West Hill, so frequently used by HGV's. No verge or footway along most of this section, so dangerous for pedestrians. Frequently used by pedestrians.	

30	<b><u>TIPTON ST JOHN</u></b> Village Speed Limit	There is a widespread concern about the increasing traffic through the village and the speed at which it travels. 77% of residents support lower speed limits. Traffic calming measures located outside the school and at a pinch point near the eastern entrance to the village centre only provide a partial solution.	Address issues through the joint initiative involving Devon County Council as outlined above.
31	<b>Sidmouth Road</b> Speed Limit	Increasing traffic, excess speed and overtaking cause unacceptable risks. Parked vehicles obstruct sight lines at the Coombe Cross junction.	
32	<b>Combe Cross</b> By-pass lane	The future of this narrow lane has been the subject of discussion. It requires community engagement and agreement to any changes that are made.	
33	Parking	A public car park would reduce on-street parking, particularly in the centre.	















# APPENDIX 4:

## COMMUNITY - FACILITIES OF VALUE

### OTTERY ST MARY

- The Institute
- The Coleridge Health Centre
- Ottery St Mary Hospital
- The Fire Station, Canaan Way
- The Station Youth Club
- Skate Park
- Ottery St Mary Leisure Centre
- Football ground, Butts Road
- Kings School playing fields
- Land of Canaan car park
- Brook Street car park
- Land of Canaan recreation ground
- Old fire station, Batts Lane
- The Old Boys school
- The Old Girls school
- Raleigh House
- Allotments at Ridgeway
- Tennis Courts, Winters Lane
- OSM Council offices and associated police station (also known as The Old Convent)
- OSM Parish Church and the Loft
- Feoffee Centre, Brook Street
- Old Town Hall (future Heritage Centre)
- New Library and Information Centre and public toilets in Silver Street
- The Station Youth Club and community facilities
- Millenium Green
- Strawberry Lane sports ground
- Rio re-cycling centre
- Cemetery

- Kings School
- OSM primary school and playing field
- Bowls Club
- Cricket Club and pitches
- Post Office
- Winters Lane Recreational grounds and Winters Lane scout hut

### TIPTON ST JOHN

- Tipton St John Primary School
- Tipton St John Village Store
- Tipton St John Playing Field including pavilion, tennis courts, play park and car park
- Golden Lion pub
- Tipton St John Community hall and car park
- Tipton St John Scout Hut
- Tipton Vale Car Park
- Public Open Space at Barton Orchard

### WEST HILL

- British Legion including car park
- Woodland Trust Land
- West Hill Village Hall including car park and tennis courts
- West Hill play park
- West Hill primary school
- West Hill primary school playing fields
- Primary School playing field
- McColl's shop and car park

## **OTTERY ST MARY, ALFINGTON PUBS & FENNY BRIDGES**

- The Volunteer Inn
- The London Inn
- The Lamb and Flag pub
- Kings Arms OSM
- Greyhound Pub Fenny Bridges

## **CHURCHES OF THE PARISHES**

- OSM Parish Church
- OSM Salvation Army
- OSM St Anthony's Roman Catholic Church
- OSM Methodist Church
- OSM New Life Church
- St Edwards, Wiggaton
- St John the Evangelist, Tipton St John
- St James & St Anne, Alfington
- St Michael the Archangel, West Hill
- Narthex Hall and car park

## **ALFINGTON**

- Shop
- Village Hall

