

# **Colyton Parish Neighbourhood Plan**

**2018 - 2031**

**1<sup>st</sup> Consultation Version**

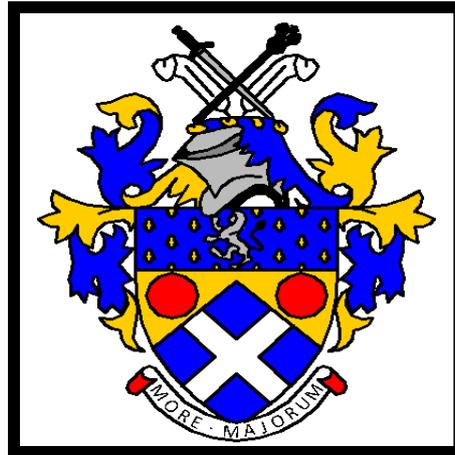
**Colyton Parish Council**

**August 2018**

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**All policies in this Draft Plan are subject to change**

# Colyton Parish Neighbourhood Plan



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## Foreword

*In 2015 Colyton Parish Council applied to East Devon District Council to designate the whole of the Parish as a 'Neighbourhood Area' so it could be the subject of a neighbourhood plan in accordance with the Localism Act 2011. Following its designation, a Steering Group, consisting of residents of both Colyton and Colyford and Parish Councillors, was formed to progress the Plan.*

*After a process that has involved public consultations, surveys and workshops and with excellent independent professional guidance we have produced this 1<sup>st</sup> Version of the Colyton Parish Neighbourhood Plan, which we hope represents a fair vision for the future development of the Parish.*

*Our Plan must comply with national planning policies and the strategic policies contained in the East Devon Local Plan, but legislation allows us to set additional land-based policies we feel are right for the area and our community.*

*We feel sure you, as parishioners, are interested in the future development of this wonderful place and we would welcome any comments on the first version of the Colyton Parish Neighbourhood Plan. Comments both positive and less positive will be most welcome. They will all be taken into account when we prepare the final version of the Colyton Parish Neighbourhood Plan. Now is your chance to make your voice heard, so please let us know your views.*

*Caroline Collier  
Parish Councillor  
Chair of the Neighbourhood Plan Steering Group*

### Acknowledgment:

#### **Members of the Neighbourhood Plan Steering Group:**

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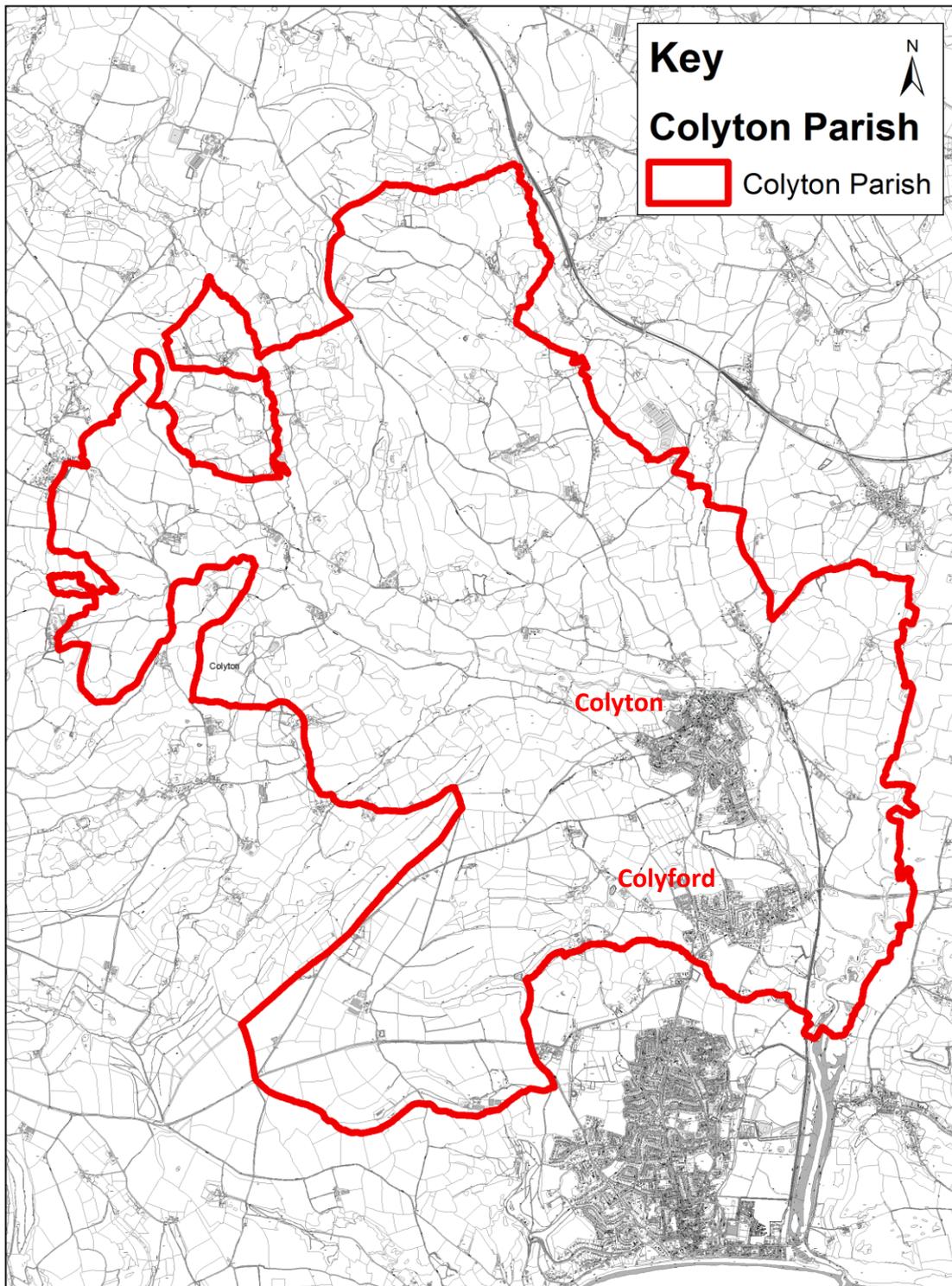
PC = parish councillor DC = district councillor

# 1. Introduction

## The Plan Area

- 1.1 The Colyton Parish Neighbourhood Plan applies to the parished area that is under the jurisdiction of Colyton Parish Council. The plan area was designated as a neighbourhood area by East Devon District Council on the 28th July 2015. It is shown on map 1 below (delineated by the red boundary).

Map 1 Colyton Neighbourhood Area



© Crown Copyright and database rights 2016 Ordnance Survey 100023746 0 375 750 1,500 Metres

## 2. Colyton Parish

- 2.1 Colyton Parish is a relatively large parish of 2,573ha, situated in the south-east of Devon, some two miles to the north of the coastal settlements of Seaton and Axmouth. The two main settlements are Colyton, a small town with a population of circa 2,300, and Colyford (population circa 800) both towards the south-east of the Parish. A proportion of the Parish, in the north and west, is within the East Devon Area of Outstanding Natural Beauty (AONB).
- 2.2 The scenic coastal highway that is the A3052, runs across the south of the Parish and through the middle of Colyford. The road is the main artery between Exeter and Lyme Regis. The B3161 is a less busy road that connects Colyford with Colyton and, beyond, to the village of Shute and the main A35 Exeter to Dorchester road further to the north. The roads within the Parish are otherwise small country lanes servicing the scattered houses and farmsteads throughout the Parish.
- 2.3 The historic small town of Colyton, the largest settlement, is the economic and commercial heart of the Parish. It is home to many of the core services and facilities for the Parish, which include a primary school, post office, convenience stores and a doctor's surgery. Colyton has many social and community facilities which includes a pub, community halls, recreation ground, places of worship and a library. Colyton benefits from regular public transport services.
- 2.4 Colyford is an ancient village that straddles the main coastal road, which has often acted as its life-line but also carries with it several problems. There is a strong sense of community within the village and the social scene is centred on the Memorial Hall. Colyford also has a church, post office, butchers and two pubs. Colyford and Colyton are connected by road and the Tramway, which runs along the discontinued railway branch line from Seaton to Colyton. Colyford is now largely residential and home to the well-respected Colyton Grammar School.
- 2.5 Colyton has long been known for its markets and manufacturing. Traditional businesses such as the Tannery and the Wheelwright with a Royal Warrant remain proud working symbols of its ancient past. The nature of and balance between its products and services may have changed, but the Parish still retains a relatively healthy local economy. It did take a significant knock recently with the closure of Ceramtec after almost 50 years, which employed 80-100 people. The focus of business activity is now Colyton Business Park, a recent development of eleven business units for use as either workshops or offices, and the town centre area. The latest figures indicate that there are still around 150 businesses in the Parish employing around 800 persons.
- 2.6 The Tannery, Wheelwright and the Tramway are just three of the many heritage features of a Parish that is steeped in history with some unique facets. Most notable is the town's reputation as the most rebellious town in England, as a result of the town's non-conformists and dissidents supporting the Duke of Monmouth's attempt to take the Crown in 1685. Colyton Chamber of Feoffees was established by Royal Charter in 1546, reflecting the fact that Colyton was a wealthy town. Twenty 'well-to-do' citizens were able to purchase the estates that Henry VIII had seized from the Marquis of Exeter. The Chamber of Feoffees ran the public services for many years and continues even to this day, focussing on its charitable function. The Feoffees Hall is a notable public building amongst a variety of historic buildings in the centre of a town that still retains its ancient pattern of narrow and winding lanes. The Parish has significant tourist appeal and potential.

### 3. The Strategic Context

3.1 In preparing the Neighbourhood Plan we are obliged, by law, to:

- have regard to national policies and advice contained in guidance issued by the Secretary of State
- ensure the Plan is in general conformity with the strategic policies contained in the Local Plan

#### National Planning Policy Framework

3.2 In preparing the Neighbourhood Plan we have been cognisant of the current national planning framework. The National Planning Policy Framework (NPPF)<sup>1</sup> sets out the Government's planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a "*presumption in favour of sustainable development*" (NPPF para. 11). It states that "*neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies*". The NPPF goes on to say that "*strategic policies [in the Local Plan] should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans*". Outside of strategic policies therefore, we are encouraged to shape and direct sustainable development in our area through our Neighbourhood Plan. "*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan*" (NPPF para. 29).

#### East Devon Local Plan

3.3 The local strategic context is provided by the East Devon Local Plan. The Local Plan was adopted on the 28th January 2016, with the purpose of guiding development in the district up until 2031. It comprises both strategic policies and development management policies. The strategic policies of the Local Plan, with which the Neighbourhood Plan must conform, number up to 50. We have been mindful to ensure that our neighbourhood plan policies conform. Where relevant, we have identified which strategic policy the neighbourhood plan policy relates to, and how it conforms and complements the strategic policy.

3.4 The local planning authority has recently completed its preparation of the East Devon Villages Plan. It was adopted on 26<sup>th</sup> July 2018. We have been provided with further context for the Colyton Parish Neighbourhood Plan. This includes a 'built-up area boundary' for Colyton in accordance with Strategy 27 of the East Devon Local Plan 2013-2031; and a specific policy VP03, relating to Town Centre Vitality:

*Within the Colyton vitality and shopping area defined on the Colyton inset map, proposals for main town centre uses (as defined in the National Planning Policy Framework) will be permitted provided the use would:*

- 1. maintain or enhance the character and diversity of such uses in the town centre; and*
- 2. maintain or enhance the vitality and viability of the town centre.*

*Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation.*

*Permission will be subject to the retention of the shopfront.*

*The establishment of new main town centre uses which are within the defined BUAB but outside of the defined vitality and shopping area will not be permitted if they would harm the convenience, vitality or viability of the centre.*

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<sup>1</sup> National Planning Policy Framework, Department for Communities and Local Government, July 2018

- 3.5 Our right to introduce local policies for the neighbourhood area is recognised in the East Devon Local Plan. It makes several references to the role of a neighbourhood plan including confirmation that *“through a Neighbourhood Plan a Parish Council or relevant neighbourhood group can produce a local plan for their area that supersedes some or all of the policies in this part of the local plan”*<sup>2</sup>.

### Colyton Parish Council - Position Statement

- 3.6 Colyton Parish Council takes its responsibilities as guardian of the physical environment in which we live and work, very seriously. We fully appreciate the unique and special location in which we dwell. We welcome the opportunity to use the powers made available to us by the Localism Act 2011 to put in place local planning policies that reflect the wishes and aspirations of those that have the area’s best interests and future wellbeing at heart.
- 3.7 The Parish Council has an established planning position on many aspects of physical development, which has evolved through regular interaction with the local planning authority and the planning system as operated by East Devon District Council and Devon County Council.
- 3.8 Neighbourhood planning has enabled us to test and up-date these positions via a regular and inclusive programme of consultation with all the community interests in the Parish. We have been given a clear community steer on the overall neighbourhood planning framework that we should adopt (i.e. the aims and objectives); the priorities for attention; and the policy approach we should be taking.
- 3.9 It is no surprise, perhaps, that an area which is so rich in heritage; so full of character; so environmentally diverse; so attractive in its setting; and such a pleasant place to live and work should attract a lot of comment whenever we carry out a consultation. What has been surprising is the degree to which there has been harmony and a consensus as to what is right and wrong, and what is required.
- 3.10 It has given us the confidence to present a first Neighbourhood Plan for Colyton Parish that acknowledges that some growth and change through development would be beneficial, as long as it: is moderate in scale, focusses on local needs, complements what we already have, safeguards or enhances what is special or vulnerable and adds to our overall sustainability as a community.
- 3.11 In preparing the Colyton Parish Neighbourhood Plan we have been cognisant of the strategic targets and obligations required by the Local Plan and current local planning issues. The neighbourhood planning process and the Plan itself has taken these fully into account and, where we have considered it necessary, provides an additional level of policy and detail to ensure that the targets are realised, and the planning issues are addressed adequately. Reference to this strategic and/or local context is made throughout the Plan.

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<sup>2</sup> Page 159, East Devon Local Plan

## 4. Purpose of the Neighbourhood Plan

- 4.1 Neighbourhood planning is intended to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the local area. The PPG<sup>3</sup> advises that, in accordance with the Localism Act 2011, the Parish Council, as a qualifying body can “*choose where it wants new homes, shops and offices to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings it wants to see go ahead*”.

### The Neighbourhood Planning Process

- 4.2 The task was approached with an open-mind as to what the Colyton Parish Neighbourhood Plan would cover and what its themes and purposes would be. It was understood from the outset that it would have to meet the basic conditions:
- have regard to national policies and advice contained in guidance issued by the Secretary of State
  - contributes to the achievement of sustainable development
  - is in general conformity with the strategic policies contained in the development plan for the area – the East Devon Local Plan
  - does not breach, and is otherwise compatible with, EU obligations
- 4.3 With these conditions in mind, we have consulted widely and engaged with the local community to understand what is needed and what it is possible to influence and effect via a set of neighbourhood planning policies. We have considered carefully the policies of the Local Plan and assessed, on the basis of our agreed objectives, whether a more localised or detailed neighbourhood plan policy is required. In several instances, it has been concluded that the Local Plan policy is sufficient. A neighbourhood plan policy has only introduced where it will help ensure the neighbourhood area develops in the way we wish it to.
- 4.4 The resultant Colyton Parish Neighbourhood Plan sets out how the community would like to see the area developed over the next 15 to 20 years and, through its policies, help shape and direct sustainable development that will benefit those that live, work or visit in our area.
- 4.5 The development and preparation of the Colyton Parish Neighbourhood Plan has been undertaken by a Steering Group comprised of local people and parish councillors, under the auspices of the Parish Council.
- 4.6 It was understood from the outset that for the Plan to be truly representative of the planning issues of relevance in the area and to be *the community’s plan*, it was necessary to carry out a thorough and on-going consultation process with those who live and work in the area and include those that visit here on a regular basis. It was also recognised that the Plan could not be properly developed without the input of organisations and agencies with a district, county, sub-regional or national remit and an interest in the area.
- 4.7 The process and the types of consultation exercise and discussion undertaken is documented in detail in a **Consultation Statement**, which accompanies the Submission Version of the Neighbourhood Plan. The key methods used have included:
- Public exhibitions, meetings and events
  - Articles in the parish newsletter
  - Pages on the parish website
  - Noticeboards and established poster sites
  - Focus groups, topic-meetings and workshops
  - Surveys and discussions with local businesses and community groups

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<sup>3</sup> PPG = Planning Practice Guidance (see glossary)

- Correspondence with wider-than-local organisations and agencies (strategic stakeholders) which have an interest in our planning issues
- Two parish-wide consultations during which comments have been invited on draft documents

4.8 The development of the Colyton Parish Neighbourhood Plan was based on a desire to be open and to welcome comments and contributions from all quarters. The intention has been to encourage and foster discussion and debate within the community about the issues and opportunities that face us and strive to achieve a community consensus. This Plan represents the product of this process.

### The Plan's Status

- 4.9 This Neighbourhood Plan, once made, will be a statutory development plan. This means that its policies will have significant influence when it comes to being used by the local planning authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in our Parish. It sits with the district-wide Local Plan, produced by East Devon District Council (also a statutory development plan) and underneath the umbrella of national planning policy in the Government's National Planning Policy Framework (NPPF), as the main planning policy documents relevant to the Colyton parish area. Other important planning documents which govern specific issues are the Minerals and Waste Plans produced at the county-wide level.
- 4.10 The Neighbourhood Plan's policies cannot guarantee that a development proposal will be refused nor be granted permission, but the policies will carry significant weight, alongside policies of the NPPF, the East Devon Local Plan and the East Devon Villages Plan when weighing up the appropriateness of the development proposal in question.

## 5. The Structure of Our Plan

- 5.1 The Plan includes the neighbourhood planning aims and objectives for the neighbourhood area, which have been developed following a dialogue with the community and shaped by existing planning policies, plans and contributions of key organisations and agencies.
- 5.2 Having explained the rationale for these, the Plan sets out neighbourhood planning policies on a topic by topic basis. The brief introduction to each topic is based on the findings of the research, surveys and consultations that have taken place as part of the neighbourhood planning process. More detail can be found in the Local Evidence Report 2016<sup>4</sup>.
- 5.3 Under each topic heading is an ‘overview’, which summarises the characteristics of that topic and the key issues which have been identified and sets out the agreed objectives the neighbourhood planning policies are seeking to achieve.
- 5.4 It should be noted that due consideration has been given to the policies of the adopted East Devon Local Plan. All policies contained within the Neighbourhood Plan strengthen or bring local specificity to better determine planning outcomes for Colyton Parish beyond those policies contained in the Local Plan.
- 5.5 Set out for each neighbourhood plan policy is:
  - the policy statement; and
  - our explanation of and justification for the policy, including reference to the other planning policies in national and district planning documents which relate to that policy.
- 5.6 It is important to note that, whilst policies have been set out under topic headings, when development proposals are being assessed, the whole plan (i.e. all policies) should be considered, as policies in one topic may apply to proposals which naturally fit under another.
- 5.7 The Plan finishes with a statement on how the Plan will be monitored and reviewed and a glossary which seeks to demystify some of the planning terminology used in the Plan.

### Companion Documents

- 5.8 Several documents will accompany the submitted Neighbourhood Plan. We are obliged to produce a:
  - **Consultation Statement**
  - **Basic Conditions Statement**
- 5.9 The Neighbourhood Plan will be subject to testing during its development to determine its likely positive or negative impact on the social, environmental and economic character of the neighbourhood area. If significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.10 A ‘screening opinion’ on the environmental effects of the Neighbourhood Plan and its policies will be sought from the local planning authority, East Devon District Council.

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<sup>4</sup> See full report at: <http://colytonparishcouncil.co.uk/archives/Colyton-NP-Local-Evidence-Report-August-2017.pdf>

## 6. Vision, Aims and Objectives

### Establishing a Neighbourhood Plan Framework

- 6.1 The framework for the Colyton Parish Neighbourhood Plan comprises:
- a **vision** - for the long-term future of Colyton;
  - the **aims** - that it is hoped that the Plan can help achieve; and
  - the **objectives** - that we expect the Plan to attain by the application of appropriate neighbourhood planning policies

### Our Vision

- 6.2 A neighbourhood plan should set out a vision for the future of its neighbourhood. The vision should reflect a desired end state that is consistent with the values and overall priorities of the community. Our vision statement (below) could hardly do other than remind everyone that Colyton holds a distinctive place in the county's history and long should our Parish continue to be regarded as unique. Whilst our Plan may not be unique, it does have to conform to the strategic context provided for us, its policies are aimed at ensuring the many attributes that contribute to making us different and special are protected and enhanced, and any change is sensitively planned for.

*a uniquely characterful and caring place to live and work*

### The Aims and Objectives of the Neighbourhood Plan



- 6.3 The process of arriving at an agreed set of aims and objectives started with a 'workshop' event at which members of the Neighbourhood Plan Steering Group examined the evidence and the response we had received to surveys and other consultation activities. Much of the community-based evidence came from the results of a community consultation undertaken during the Winter of 2016/17.
- 6.4 The workshop process and outcomes can be found described fully in a Workshop Report, September 2017<sup>5</sup>. A draft set of aims and objectives was the focus of a community consultation event in the Parish during December 2017. The response we received was positive and encouraging. As a result of community reaction and comments, several adjustments were made to the draft aims and objectives. The final set (overleaf) was approved by Colyton Parish Council in January 2018. We believe it reflects the community's neighbourhood planning and development agenda. It is this agenda that underpins the Neighbourhood Plan's policies.
- 6.5 We recognised that not all the objectives that were derived through the consultative process would lead to a neighbourhood planning policy. A number have been categorised as 'Community Actions' and referred to the Parish Council separately for further consideration.

<sup>5</sup> See Workshop Report at <http://www.colytonparishcouncil.co.uk/archives/Colyton-NP-AO-Workshop-Report-Sep-17.pdf>

## Approved Aims and Objectives

<b>Natural Environment</b>	
<b>Aims</b>	<b>Objectives</b>
<i>Protect and enhance the natural and rural environment</i>	Protect and enhance ecologically sensitive areas and habitats
	Protect trees and woodlands
	Preserve the character of the countryside
<i>Encourage responsible management of the countryside</i>	Maintain and enhance public access to the countryside
	Support sustainable farming practices
<i>Minimise waste and pollution</i>	Facilitate improved recycling facilities
<i>Increase resilience to climate change</i>	Support flood prevention measures

<b>Built Environment and Housing</b>	
<b>Aims</b>	<b>Objectives</b>
<i>Safeguard the character and heritage of the built environment</i>	Protect and enhance historic buildings and their settings
	Identify and protect local green spaces
	Integrate new development, to reflect character of the Parish
	Influence the design and layout of development
<i>Minimise loss of greenfield sites</i>	Protect green wedges between Colyton, Colyford and Seaton
	Prioritise development of brownfield sites
	Ensure the redevelopment of the Ceramtec site is appropriate and contributes positively to the sustainability of the area

<b>Housing</b>	
<b>Aims</b>	<b>Objectives</b>
<i>Ensure local housing meets local needs</i>	Promote affordable housing for local people
	Ensure new housing is suitably mixed and contributes to meeting identified local needs
<i>Support sustainable growth in housing and population</i>	Ensure adequate infrastructure is in place
	Promote mixed-use development in appropriate locations

<b>Community Services and Facilities</b>	
<b>Aims</b>	<b>Objectives</b>
<i>Retain strong sense of community and increase our sustainability</i>	Protect existing community facilities and ensure they continue to meet needs
	Provide further allotments and community composting sites

<b>Leisure and Recreation</b>	
<b>Aims</b>	<b>Objectives</b>
<i>Enhance local leisure opportunities</i>	Protect and enhance existing sports and recreation areas
	Support the provision of new facilities that meet local demands

<b>Traffic and Transport</b>	
<b>Aims</b>	<b>Objectives</b>
<i>Encourage use of alternative transport modes</i>	Support public transport initiatives
	Promote and develop safe cycle and walking routes
<i>Improve road safety in the Parish</i>	Provide more pavements and car-free routes
	Support better parking and pick-up arrangements for schools
	Provide additional public parking areas

<b>Business and Jobs</b>	
<b>Aims</b>	<b>Objectives</b>
<i>Support sustainable business development</i>	Support the local retailing and service sector
	Support small business and workshop development
<i>Promote sustainable tourism</i>	Support heritage and other tourism initiatives
	Improve pedestrian route from tramway to town

## 7. Natural Environment

### Overview

- 7.1 Colyton Parish comprises around 10 square miles (6,400 acres) in area and is situated in East Devon - two miles inland. It rises to 600 feet in the north west of the Parish. Most of Colyton Parish is located to the west of the River Axe, with the River Coly running through its heart.
- 7.2 The underlying geology determines the landscape quality of the Parish, which comprises the valleys of the rivers Coly and Umborne with their tributary streams - draining to the South and East. The Coly being a tributary river of the river Axe. These rivers and streams penetrate the cretaceous green sand ridges forming fertile valleys worn into the Triassic Mercia mudstones, which give rise to a medium red loam soil over valley gravels full of eroded chert stone (the main vernacular building stone of the Parish). The influence of man is evident throughout the Parish.
- 7.3 The open valley floor of the lower Axe and its tributary the Coly and their loosely defined valley sides provide for a landscape of small farms with small fields divided by Devon hedgerows, mostly cast-up banks, with species rich shrubs, trees and plants forming windbreaks and animal proof fields. This broad distinctive lowland river valley landscape is recognised for its landscape value and part of it, but not all, is within the East Devon Area of Outstanding Natural Beauty (AONB). The valley sides have a strong hedgerow pattern with hedgerow trees coupled with small broadleaved woods and occasional farm orchards, which give rise to a generally wooded character overall. The upper valleys of the Coly, Umborne and their tributaries are closely flanked by steep wooded slopes, where there is a gradual transition from river valley to greensand ridge. The streams run over a very steep gradient and have worn steep-sided ravines into the greensand.
- 7.4 Ancient woodland sites are evident throughout the Parish especially the 22 hectares of Holyford Woods. Many are county wildlife sites (CWS). The Devon biodiversity records also show several unrecorded wildlife sites (UWS) that are yet to be fully surveyed.
- 7.5 The area's agriculture is well known for its milk, butter and cheese production. The meadows and pasture of the valleys provide excellent grazing for dairy and beef cattle and sheep. Forage maize growing started in the 1970s and has grown in popularity among dairy farms in the Parish. The number of herds has declined since the 1990s, but the size of the herds has increased; 200- 300 cows being quite common.
- 7.6 Colyton is a popular walking area and our countryside and its footpaths attract many visitors to the Parish to use the established footpath network. There are over 40 public rights of way [PROW's] and bridleways in and around Colyford and Colyton. In addition, and significantly, the East Devon Way (a 38-mile 'long distance' walking route between Exmouth and Lyme Regis) passes through Colyton.
- 7.7 The River Coly is prone to flooding. Riverside locations and roads between Colyton and Colyford are covered by a recently established flood information service.

**Draft Policy No. Coly1 Protecting the Natural Environment**

**Development proposals should:**

- i. respect local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided; and**
- ii. protect and, where possible, enhance the network of habitats, species and sites of importance including trees and woodlands, hedgerows and roadside verges; and**
- iii. minimise impacts on biodiversity; and**
- iv. where possible seek to deliver a net gain in biodiversity.**

**Development proposals that would result in the loss of, or which would create unacceptable harm to, wildlife sites and other areas of ecological or geological importance, will not be supported.**

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National Planning Context - Our policy aligns with current national planning policies and guidance: NPPF para. 174 - *safeguard components of local wildlife-rich habitats and wider ecological networks* PPG para. 017 Reference ID: 8-017-20140306 - *Biodiversity maintenance and enhancements through the planning system have the potential to make a significant contribution to the achievement of Biodiversity 2020 targets.*

East Devon Local Plan Strategic Policy: S46, S47

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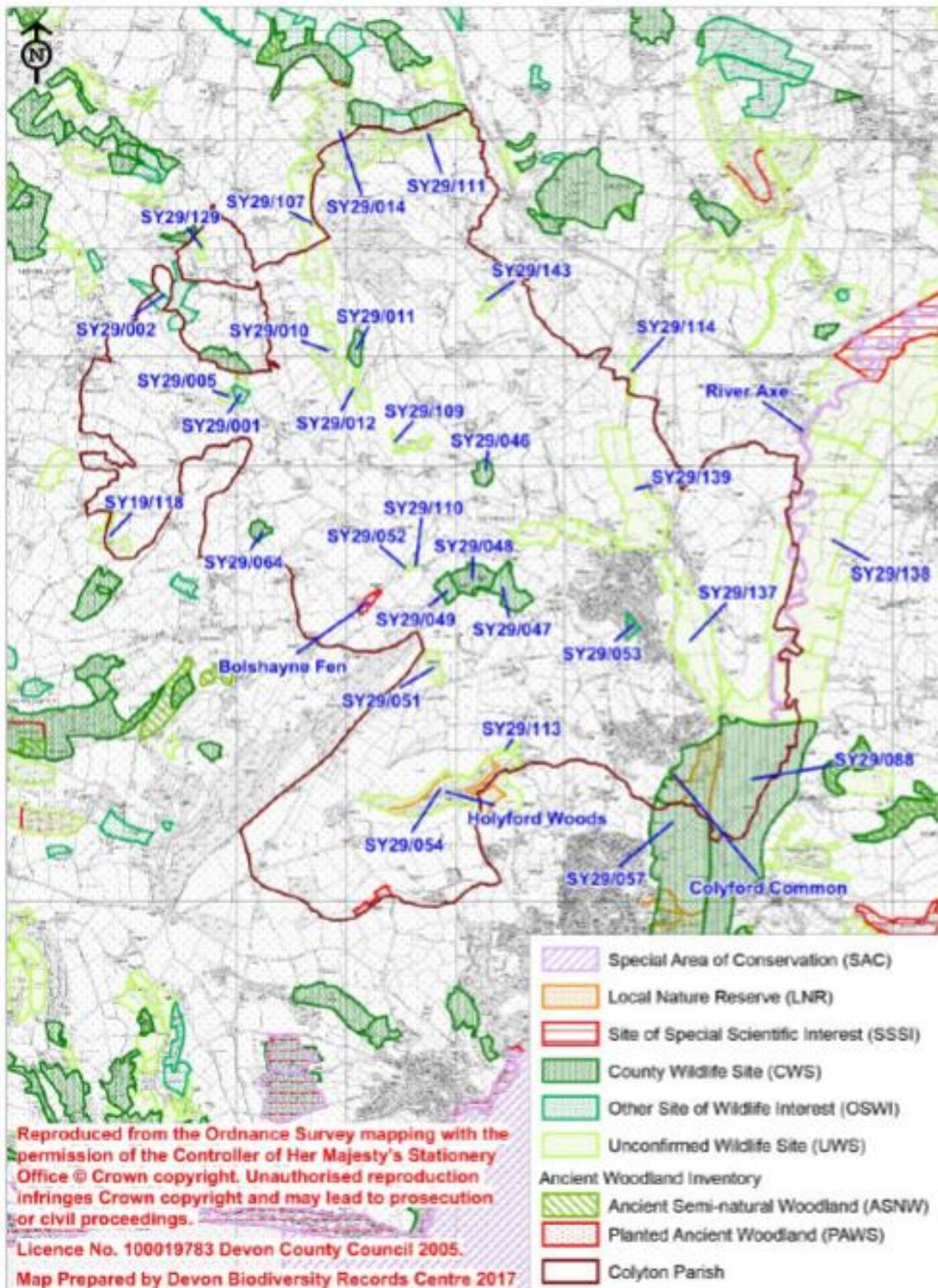
- 7.8 All of the area outside the defined built-up area is recognised as countryside by Local Plan Policy S7. However, the Local Plan policy does facilitate development “*where it is in accordance with a specific local or neighbourhood plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located*”.
- 7.9 The rural area of Colyton Parish provides a range of habitats and is rich in wildlife. A comprehensive biodiversity audit of the Parish was undertaken in 2010<sup>6</sup>. It identified that the Parish contained eight county wildlife sites, an ancient woodland at Gatcombe Coppice and three unconfirmed wildlife areas of note. There are also many species-rich hedgerows lining the lanes and fields of the Parish.
- 7.10 The NPPF (para.174) says we should “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”.
- 7.11 A proportion of the Parish is part of the East Devon AONB, which is protected from inappropriate development by Policy S46 of the Local Plan. Policy Coly1 is aimed at ensuring that whatever development does take place, whether it is within or close to the countryside, it recognises the significance of much of the rural area of the Parish and its unique and varied wildlife habitat. It requires developers to ensure that their proposed development does not have an unacceptable or long-term adverse impact on local habitats and the acknowledged areas of ecological or geological significance. Map 2 indicates the areas that are recognised as important wildlife sites and other areas of ecological or geological importance by the Devon Biodiversity Records Centre in 2017. The Map is accompanied by a schedule of sites<sup>7</sup>.

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<sup>6</sup> <http://www.devon.gov.uk/text/colytonpba.pdf>

<sup>7</sup> <http://www.colytonparishcouncil.co.uk/archives/Wildlife-report-Colyton-Neighbourhood-plan.pdf>

### Statutory and non-statutory sites within the Parish of Colyton June 2017



**Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting. Areas of natural woodland are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these woodlands will be resisted, unless there are wholly exceptional reasons and a suitable compensation strategy exists.**

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National Planning Context - Our policy aligns with current national planning policies and guidance: NPPF para. 175 - *permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss*  
East Devon Local Plan Strategic Policy: S47

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- 7.12 The contribution that trees and woodland areas make to the landscape character of the Parish is immense. The Parish is a part of National Character Area 147 'Blackdowns' which is described thus: *"a well wooded appearance dominates the area, created by wooded scarp slopes, shelterbelts and avenues, and coniferous and deciduous plantations of beech, oak and pine, willow-dominated carr woodland on valley spring lines, and hedgerow trees and copses."*<sup>8</sup>
- 7.13 Devon is not a heavily wooded county, but the woodlands we have form an essential part of the character of its landscape and provide vital wildlife habitats. Most of the Parish of Colyton is recognised by the East Devon Landscape Character Assessment<sup>9</sup> for the quality and value of its woodlands. The management guidelines urge us:  
For LCT<sup>10</sup> 1A: *to conserve and enhance woodlands by encouraging the retention and management of small estate plantations and coverts; and encouraging a change to broadleaf cover or manage as (wet) heath, where appropriate*  
For LCT 2A: *to conserve, enhance and restore by encouraging reversion to broadleaf woodland when coniferous coupes are cleared...*  
For LCT 3B: *to promote management to favour the development of a varied age structure and long-lived locally indigenous species...*
- 7.14 Map 3 illustrates the extent of natural woodlands in the Parish. Having carried out a survey of local woodlands and assessed their significance and value we have concluded that there are many woodlands that make a major contribution to the rural and natural character of the area and should be protected from development. Included amongst their number are aged woodlands such as Gatcombe Coppice and Holyford Woods, which dates back to Saxon times.
- 7.15 Policy Coly2 recognises the contribution that trees make to the character of a location and requires developers to mitigate the loss or damage of existing trees, woodlands and hedgerows. Policy Coly2 requires woodland groups to be recognised for the contribution they make to the character of the landscape and settlements, nature conservation, local amenity and environmental character of their surroundings. They must be looked after and protected from loss or damage. Map 3 identifies the main woodland areas in the Parish. Most of the woodlands identified are located well into the countryside and help characterise the rural landscape. Those

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<sup>8</sup> [file:///C:/Users/Paul/Downloads/147%20Blackdowns%20\(1\).pdf](file:///C:/Users/Paul/Downloads/147%20Blackdowns%20(1).pdf)

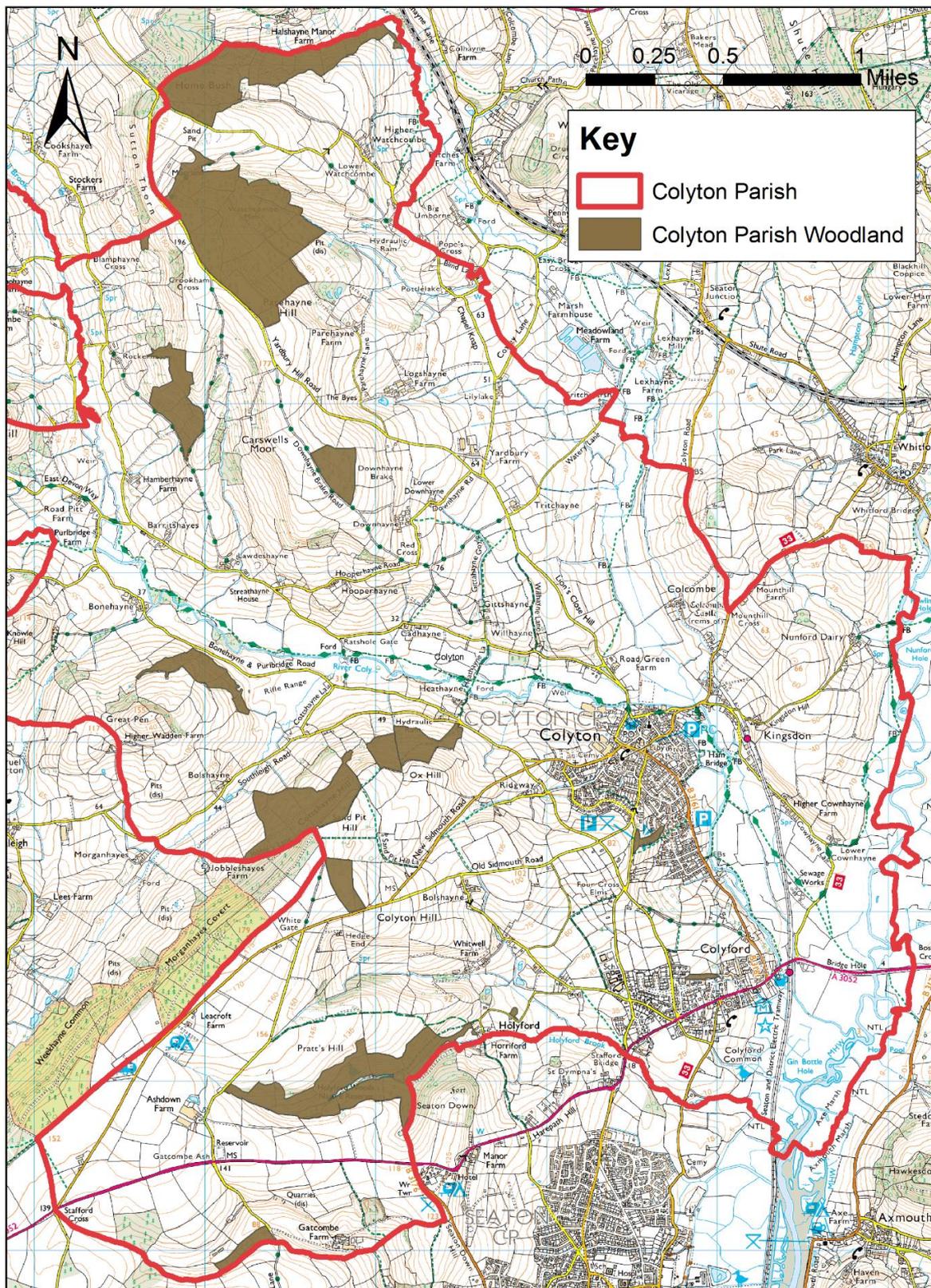
<sup>9</sup> Landscape Character Assessment & Management Guidelines, East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District, East Devon DC, 2008  
<http://eastdevon.gov.uk/planning/planning-policy/environment-and-green-infrastructure/landscape/>

<sup>10</sup> LCT = landscape character type

alongside highways and closer to the settlement areas make an equally valuable contribution to the rural setting we enjoy.

- 7.16 In accordance with the NPPF (para. 175), policy Coly2 seeks to protect local woodland areas unless there is an exceptional justification and the public benefit would clearly outweigh the loss or deterioration of habitat, for example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills).

Map 3 Protected Woodlands

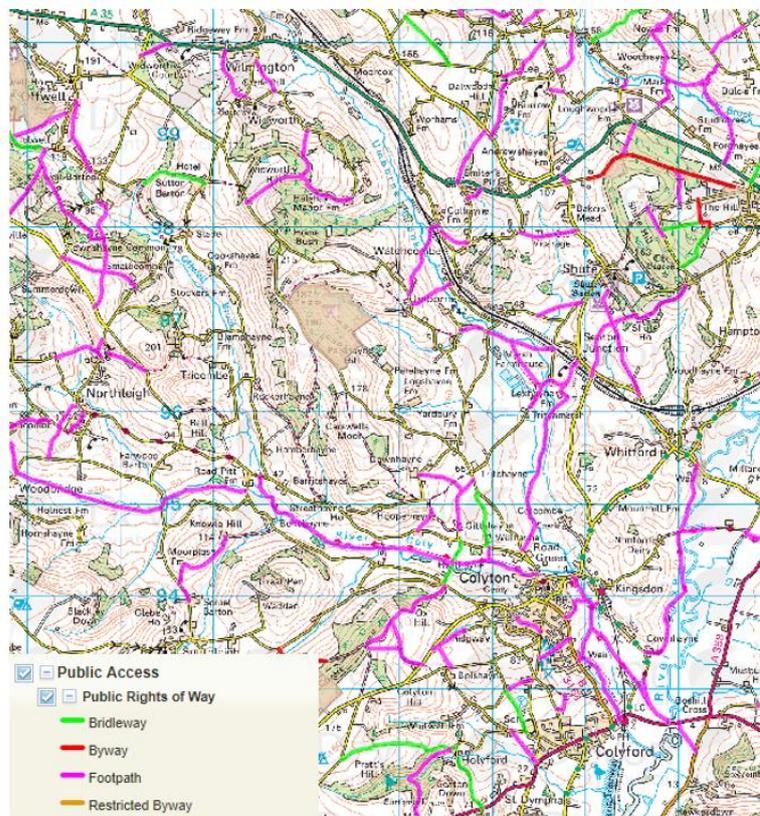


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Measures to improve and extend the existing network of public rights of way are supported so long as their value as wildlife corridors is recognised and protected, and efforts are made to enhance biodiversity as part of the ‘development’ work wherever appropriate.

- 7.17 The area is a popular walking area. The countryside and its footpaths attract visitors to the Parish. Many people take advantage of the tram to visit the area and use the established footpath network. There are over 40 public rights of way (footpaths and bridleways) around Colyford and Colyton. In addition, and importantly, the East Devon Way passes through the Parish including touching the edge of Colyton. The network of rights of way in the area is shown on Map 4 below.
- 7.18 We have recently (2017) been advised by East Devon Ramblers as to the general condition of the footpath network and the issues. Whilst the local network is popular and well used, according to regular users there is: an on-going maintenance and way-marking problem; a need for new footbridges over the river Coly; a need to improve accessibility for the less mobile; and potential to extend and/or re-route some footpaths.
- 7.19 The NPPF (para.98) says “*planning policies should protect and enhance public rights of way and access*”. Whilst the PPG<sup>11</sup> advises that “*public rights of way form an important component of sustainable transport links and should be protected or enhanced*”. Policy Coly3 is generally supportive of improvements and enhancements to the network. It is important that any changes should be done in a way that cause least harm to local ecology and includes measures that will help enhance biodiversity.

Map 4 Public Rights of Way



<sup>11</sup> Planning Practice Guidance para. 004 Reference ID: 37-004-20140306

**Development proposals in the designated Green Wedge area (shown on Map 5) will not be supported unless it can be demonstrated that no harm to the character or purpose of this area will occur and development is:**

- i. for the purposes of agriculture, horticulture or forestry; or**
- ii. within an existing residential or employment site curtilage; and**
- iii. proportionate to its location in scale and type.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:

PPG – Green Infrastructure Para. 030 Reference ID: 8-030-20160211 - *delivering wider planning policy*

East Devon Local Plan Strategic Policy: S8

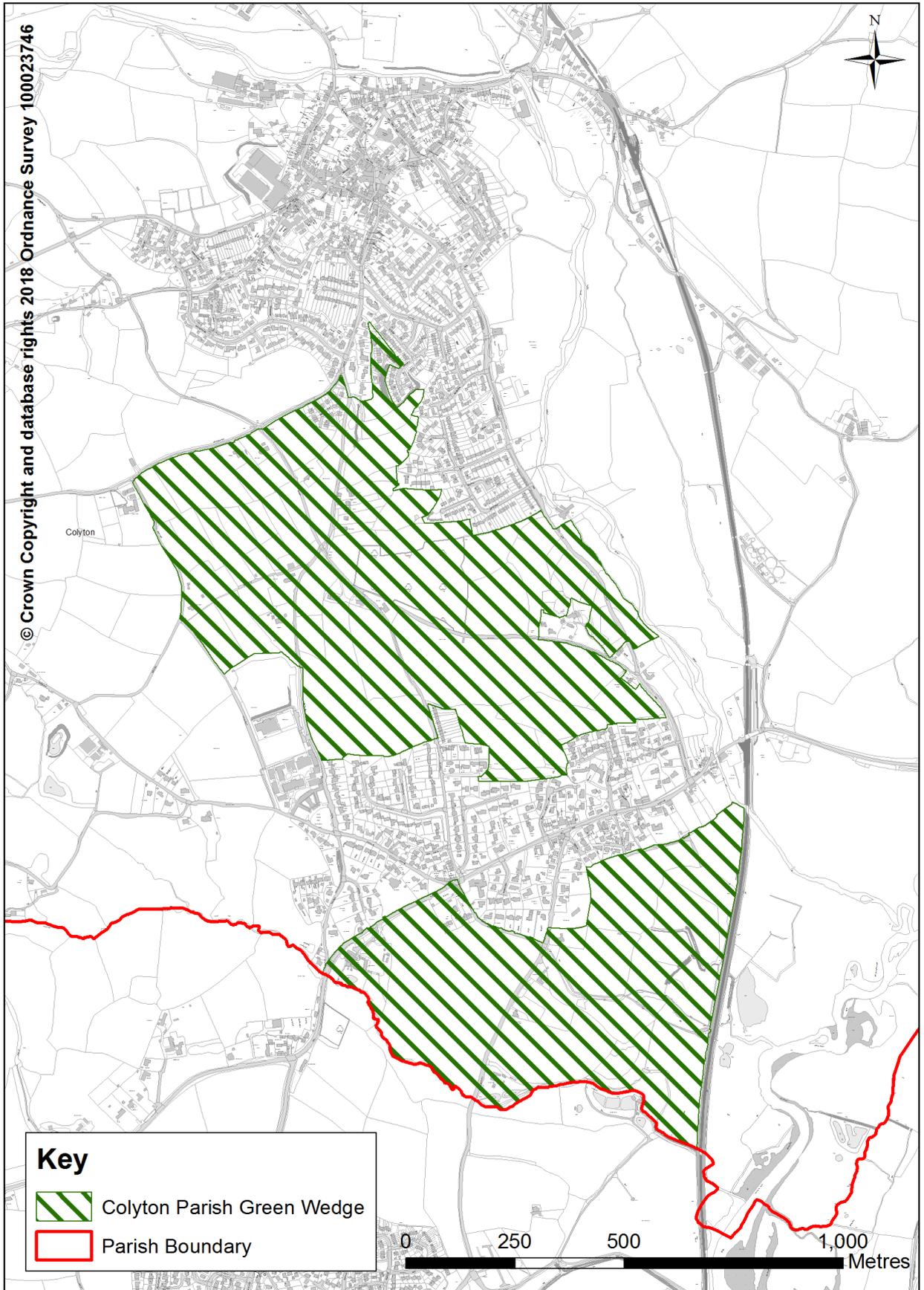
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- 7.20 Green wedges are substantial areas of undeveloped land on the edge of settlements which are recognised as playing an important role in shaping the character and enhancing the appearance of the settlement areas. The East Devon Local Plan has designated part of the Parish as a ‘Green Wedge’ (see Map 5). Its main purpose is to prevent “*creeping development*” that could lead to “*the coalescence of adjacent or neighbouring settlements, villages or towns*”. To prevent such coalescence, the Local Plan says, “*it is important that open land between settlements is retained thus helping them maintain their separate identities, their landscape settings and to avoid the creation of unrelieved development*”. It identifies “*land between Seaton and Colyford, and Colyford and Colyton*” as one of the key locations for its Green Wedge Policy S8. The policy states that within green wedges “*development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence*”<sup>12</sup>. The area that is subject to Local Plan Policy S8 in the Parish is shown on Map 5.
- 7.21 The Green Wedge designation was supported by Colyton Parish Council when it was proposed and is still considered to be relevant and important. It serves several important functions that are not dissimilar in purpose to a green belt i.e.
- to prevent neighbouring settlements from merging into one another
  - to assist in safeguarding the countryside from encroachment
  - to preserve the setting and special character of the area and its historic settlements
- 7.22 Policy Coly4 is an endorsement of the Local Plan Policy S8, but makes it plain that, whilst isolated new development or incursions into the green wedge area will be resisted, we recognise there may be a need and justification for minor development in the interests of ensuring that existing properties and businesses within the Green Wedge can continue to function properly.

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<sup>12</sup> East Devon Local Plan 2013-2031 <http://eastdevon.gov.uk/media/1772841/local-plan-final-adopted-plan-2016.pdf>

Map 5 Green Wedge Areas



**The areas listed below and identified on Maps 6a and 6b are designated as Local Green Spaces where new development is ruled out other than in very special circumstances:**

- A. Bridge House Garden**
- B. Colyford Play Park**
- C. Colyton Community Woodland**
- D. Cuthouse Meadow Play Area**
- E. Road Green and Play Area**
- F. St Andrews Churchyard and St Andrews Garden**
- G. The Elms Amenity Area**
- H. St Michaels Churchyard**

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 99 - *neighbourhood plans allow communities to identify and protect green areas of particular importance to them*

PPG para. 020 Reference ID: 37-020-20140306 - *Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt...*

East Devon Local Plan Strategic Policy: S5, S6

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- 7.23 One of the important character traits of the area is our settlements being part of the countryside. This sense of rurality is accentuated by the incursion of green space within the built-up areas. These provide important amenity and recreation space for residents and valuable green infrastructure, which contributes to the quality and distinctiveness of the local environment. It creates opportunities for walking and physical activity and generally adding to quality of life.
- 7.24 The NPPF (para. 99) gives us the right to designate amenity areas that are highly regarded as 'local green spaces' and give them protection for current and future generations via policies in the Neighbourhood Plan.
- 7.25 Several locations (see Maps 6a and 6b) have been assessed as meeting the required criteria (of paragraph 100 of the NPPF). They have been designated as 'Local Green Space' in recognition of their importance to the amenity and vitality of the neighbourhood and to protect them for the enjoyment and appreciation by local people and visitors (see the Local Green Space Assessment Report<sup>13</sup>). The following sites are designated as Local Green Space and subject to policy Coly5. Several of the sites are maintained by the Parish Council for the enjoyment of residents.

**Bridge House Garden, Station Road**

- 7.26 Situated beside the River Coly, with a small summerhouse, this garden with its variety of planted beds is a lovely sunny spot to rest and feed the ducks. To commemorate the Queen's Golden Jubilee, it was tidied and planted up by the Colyton and District Garden Society with trees, shrubs and plants in shades of yellow and gold. It remains well maintained and well used.

**Play Park, Whitwell Lane, Colyford**

- 7.27 The Play Park is a new facility (2017). It was created as a result of the generous donation of the landowner and a concerted community effort to make it happen, which included involving children in the design process. The play area has a range of stimulating, safe, play installations.

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<sup>13</sup> Colyton Parish Local Green Space Assessment Report <http://colytonparishcouncil.co.uk/archives/Assessment-Local-Green-Spaces.pdf>

### **Colyton Community Woodland and Picnic Site**

- 7.28 This small steep woodland was established in 1994. To commemorate the Millennium, the Colyton and District Garden Society planted six apple trees of varieties connected with Devon. The society also planted other trees, especially whitebeam. Recent work by BTVC<sup>14</sup> recovered some parts, which had become overgrown. Some original trees have grown into fine specimens and areas are now reserved to encourage butterflies. The picnic site is a well-used community location for those that want to enjoy the countryside on their doorstep.

### **Cuthouse Meadow Play Area, Mount View**

- 7.29 This gated and landscaped recreation area within the housing estate has equipment for children and adult outdoor gym equipment. It is used for safe play and exercise by a wide-range of age groups.

### **Road Green and Play Area**

- 7.30 The playground is an attractive unspoilt grassed area with play equipment that serves as a destination for young families from all over the town.

### **St Andrew's Churchyard and Garden, Lower Church Street**

- 7.31 The churchyard is now laid out as a grassed area that provides a public green oasis within a densely developed historic built environment. The churchyard is an important part of the area's heritage and now provides for a green and pleasant walk to and from the town centre. Adjacent to the public footpath alongside the Gerrard Arms is small secluded garden and rest area that provides a good view of the Church and its churchyard.

### **St Michaels Churchyard**

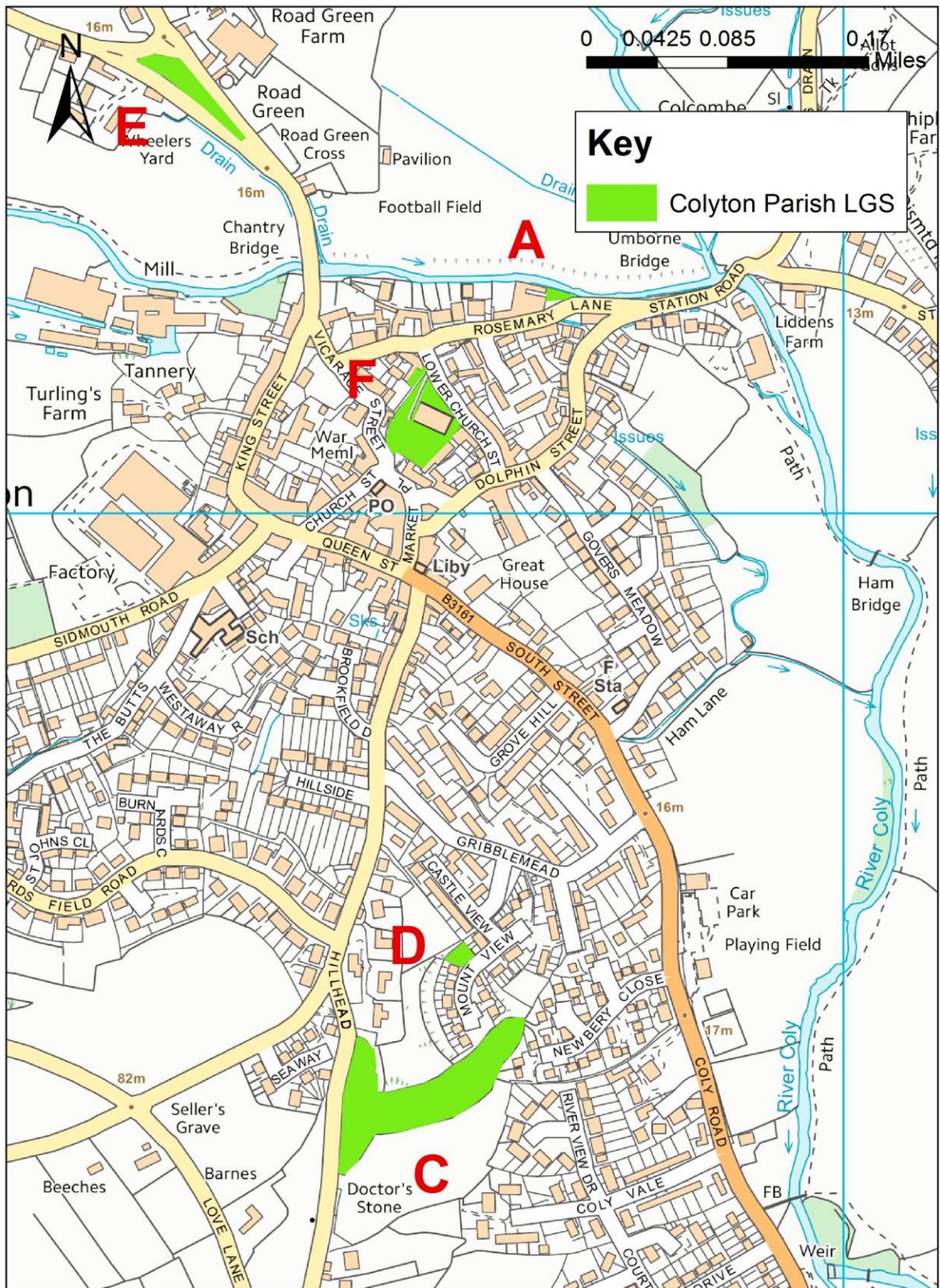
- 7.32 The churchyard is now laid out as a grassed area that provides a public green oasis within a densely developed historic built environment. The churchyard is an important part of the area's heritage and now provides for an attractive green and quiet open space in the centre of town.

### **The Elms Amenity Area**

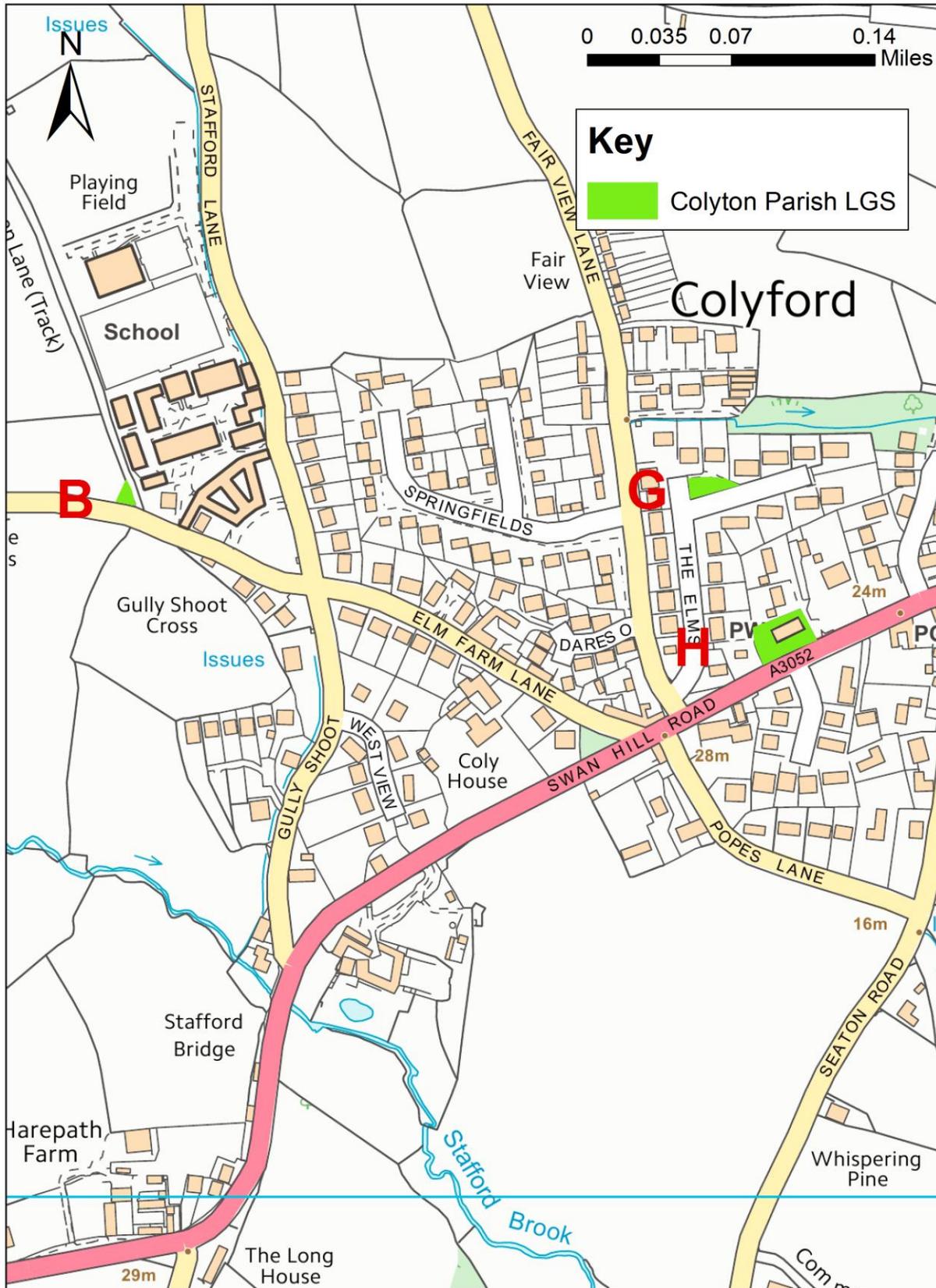
- 7.33 Is a long-established amenity space that serves a variety of community recreation purposes for residents of the estate.

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<sup>14</sup> BTVC = British Trust for Conservation Volunteers, now known as TCV, The Conservation Volunteers



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## 8. Built Environment, Heritage and Housing

### Overview

- 8.1 The Parish comprises two ancient settlements together with some hamlets. Colyton is a town whose settlement goes back at least to Saxon times. In the year 827 the Saxon Parliament was held in Colyton. There are several fine Georgian houses and a Grade 1 listed church that was largely re-built on its Saxon site in the 15th century. Colyford is a linear settlement situated along a spur of slightly higher ground projecting into the flood plain of the river Axe. It has its origins as a convenient fording point until a bridge was built. The village of Colyford was originally planned as a 'new town' as early as the 13th century.
- 8.2 With such a rich history, it is not surprising to record that the Parish has a substantial number of listed buildings. 114 are recorded as listed by Historic England<sup>15</sup> and two Conservation Areas. Much of the centre of Colyton was designated as a Conservation Area in 1969. The present boundary of the Colyton Conservation Area was designated in January 1979. The special character of the village of Colyford led to the designation of a Conservation Area in 1990. Neither Conservation Area has been subject to a recent appraisal although the local planning authority is expected to do so.
- 8.3 Development and growth over the past twenty years has generally been small-scale and incremental. It has been constrained largely by the prevailing planning policies of East Devon District Council. In 2014 the District Council undertook an assessment<sup>16</sup> to consider the suitability of settlements including Colyton and Colyford for sustainable growth. It concluded that *"Colyford is not suitable for site allocations as it does not have a primary school, or a doctor's surgery"*. Regarding Colyton, which has an adequate community infrastructure, it concluded *"any potential development in Colyton is restricted by the flood zone to the north and east of the settlement, Green Wedge to the south and AONB to the north and east"*. In the East Devon Villages Plan 2017, in accordance with Local Plan Strategy 27, Colyton has a Built-up Area Boundary designated within which development will be allowed subject to certain criteria.
- 8.4 The Parish had 1,441 households in 2011. The Parish is expected to grow in population size over the next 20 years although no land has been specifically allocated for development in the Local Plan. The Local Plan does however say that *"if communities wish to promote development other than that which is supported through this strategy..... they will need to produce a Neighbourhood Plan or promote community led development (for example Community Land Trusts) justifying how and why, in a local context, the development will promote the objectives of sustainable development."*
- 8.5 The latest Housing Needs Survey of October 2017<sup>17</sup> identified around 30 local households with a requirement for affordable housing. The Parish Council decided to commission the survey to understand better the role that affordable housing should play in future housing strategy. The survey response did indicate that the community was in favour of a small development of affordable housing for local people, if required. There was a noticeable interest in live/work units.
- 8.6 Colyton Parish is not without developable land. Several sites have been identified as having potential, although not without constraints, by the Strategic Housing Land Availability Assessment (SHLAA). Homes England recently purchased the 3.06ha. former Ceramtec factory

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<sup>15</sup> Formerly English Heritage

<sup>16</sup> Small Towns and Villages Development Suitability Assessment 2014, East Devon District Council, 2014

[http://www.broadclyst.org/phocadownload/Neighbourhood\\_Plan/small-town-and-village-assessment-2014.pdf](http://www.broadclyst.org/phocadownload/Neighbourhood_Plan/small-town-and-village-assessment-2014.pdf)

<sup>17</sup> <http://www.colytonparishcouncil.co.uk/archives/HN-survey-report-Colyton-2017.pdf>

site in Colyton which offers a, once in a generation, redevelopment opportunity not identified by the SHLAA. Homes England says that it intends to work with the local community and their partners to facilitate the site's redevelopment for employment and residential uses. Given its scale and location, the redevelopment of the Ceramtec site is expected satisfy the short- to medium-term need for affordable housing in the Parish.

## Our Neighbourhood Plan Policies and their Explanation/Justification

### Draft Policy No. Coly6 Sustainable Development

**Development within or immediately adjoining the Built-Up Area Boundary will generally be supported provided it:**

- i. is appropriate to its setting in terms of scale, height and massing;**
- ii. is demonstrated to be sustainable, having regard to the settlement hierarchy; and**
- iii. makes an appropriate use of a brownfield site, or**
- iv. is infill and surrounded by existing development**

National Planning Context - Our policy aligns with current national planning policies and guidance:

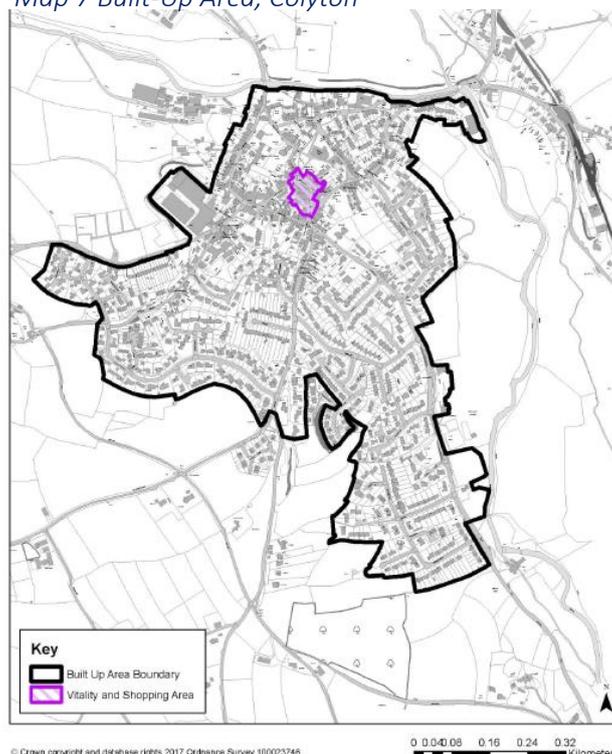
NPPF para. 118 - *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs*

PPG para. 001 Reference ID: 41-001-20140306 - *Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community*

East Devon Local Plan Strategic Policy: S6 and S27

- 8.7 The Local Plan Policy S6 – determines that some of East Devon's larger villages will have a built-up area boundary along with the towns of the district. They are defined in the East Devon Villages Plan, a development plan document. Inevitably Colyton, has been provided with a built-up area boundary (see Map 7), which is considered appropriate to accommodate growth and development. It has been defined using the standard criteria adopted for the task<sup>18</sup>. Colyford has not been similarly delineated and therefore, in strategic policy terms, it is regarded as part of the 'countryside' and subject to Local Plan Policy S7, which limits development to that which "*would not harm the distinctive landscape, amenity and environmental qualities within which it is located*".

Map 7 Built-Up Area, Colyton



- 8.8 Local Plan Policy S6 states that "*where a local community prepare a Neighbourhood Plan they may specifically allocate sites and/or include criteria based or other policies for promoting development/land uses beyond the [built-up area] boundary. Such 'outside of boundaries' policy provision would supersede relevant constraint considerations set out in 'Strategy 7 - Development in the Countryside' and also other relevant constraint policies*".

<sup>18</sup> <http://eastdevon.gov.uk/media/1792814/revised-buab-methodology-feb-16.pdf>

- 8.9 Colyton Parish Council raised no objection to having a built-up area boundary for Colyton or the implications of Local Plan Policies S6 and S7 on the development prospects for the Parish. In 2015 we did give notice to the local planning authority that we were in the process of preparing a neighbourhood plan, which does provide us the opportunity to review built-up area boundaries and the overall development strategy for the Parish, as long as we remain in conformity with the area's strategic planning policies.
- 8.10 Recent community consultation has identified a reasonable degree of contentment with the approach adopted by the Local Plan and the Villages Plan. We acknowledge that it would be unreasonable to expect the former Ceramtec site to be reserved for employment use and accept its incorporation within the latest built-up area boundary. Given the scale of the site and its potential to provide a substantial mixed-use development we are also content with the presumption that there is sufficient land within the built-up area boundary to provide for most of the local development requirements within the plan period.
- 8.11 Policy Coly6 acknowledges our support for the Local Plan and provides support in principal to development within the Colyton built-up area boundary, provided it is appropriate in scale and meets our basic sustainability criteria.

#### Draft Policy No. Coly7 Ceramtec Site

**Proposals for a mixed-use development on the Ceramtec site will be supported provided they demonstrate how the proposed development:**

**Please note: A detailed list of criteria will be included in this policy once the community has had an opportunity to consider and discuss the outline planning proposals for the redevelopment of the Ceramtec site. They may include criteria relating to:**

- Allowable uses and mix
- Existing buildings
- Layout and design
- Visual impact
- Dwelling numbers and type
- Height and density
- Access arrangements
- Parking and storage
- Amenity space, landscaping, green infrastructure
- Links to on surrounding area
- Local transport/highways impact
- Drainage and flood risk
- Delivery and phasing
- Off-site contributions..... etc

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 28 - *non-strategic policies should be used by communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles.....*

PPG para. 001 Reference ID: 26-001-20140306 - *Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.*

East Devon Local Plan Strategic Policy: S48 and S32

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- 8.12 The Ceramtec site presents us with a once in a generation opportunity to develop something of a scale that could have a significant and substantial impact on the town of Colyton and the

wider parish area. The 3ha. site in Colyton was used by Ceramtec for over 50 years up until it closed its local operation in 2015. The town lost its largest employer and around 80 people were made redundant.

- 8.13 We accept that the site is unlikely to attract an alternative business user of the same scale as Ceramtec. There is however a need to continue to provide local employment opportunities. It is important therefore that the Ceramtec site is seen as a mixed-use opportunity. The East Devon Villages Plan includes much of the Ceramtec site within the proposed built-up area boundary for Colyton but does so recognising that the boundary *“encompasses a variety of uses, including valued employment sites such as the former Ceramtec buildings. The Local Plan includes policies that are relevant to the redevelopment of such areas, particularly Strategy 32 – Resisting Loss of Employment, Retail and Community Sites and Buildings”*.
- 8.14 The Ceramtec site was acquired by the Homes and Communities Agency (now Homes England) in mid-2017. On purchase, Homes England declared its intention to achieve a *“successful redevelopment for employment and residential uses”* in partnership with East Devon District Council and the community. A half-day public consultation was held in Colyton during February 2018 at which some initial concepts and plans were displayed for community comment.
- 8.15 The community response to the initial development proposals, as presented in a consultation leaflet, showed acceptance that residential use should dominate the redeveloped site, but it should also include employment space, some public parking and an area of public open space to benefit the whole of Colyton. Several suggestions were proffered as to what facilities should be incorporated in the public open space(s).
- 8.16 To ensure that the Ceramtec site meets the aspirations of the community and a meaningful policy is included in the Neighbourhood Plan, the Steering Group has carried out specific consultations **to be continued.....**

## 9. Local Economy

### Overview

- 9.1 Colyton has long been a business and trade centre. Over the centuries tradesmen improved and maintained a wide range of skills, ensuring the town was fully independent. For example, the records of 1838 show a remarkably varied list of trades in the town: market traders, farmers, millers, butchers, bakers, shoemakers, coopers, carriers, druggist, a fishing rod maker, glove maker, tanner, gunsmith, linen drapers, foundry, maltsters, brewers, innkeepers, milliners, saddlers and harness makers, rope and twine maker, stone masons, surgeons, barbers, tin plate worker, watchmaker and wheelwright. Today there are far fewer trades and most businesses are clustered around the town centre. But we do have a growing population that requires services and wants good jobs and would be more than happy to work locally rather than face a daily commute. Business activity in Colyton is confined mainly to the remaining main road commercial businesses.
- 9.2 The Government's Interdepartmental Business Register 2015 showed the number and type of businesses at that time in postcode in EX24 (before Ceramtec's closure) was 153 businesses with 923 persons in employment at these businesses. The most significant clusters of employment in postcode area 'EX24' were:
- Agriculture and rearing of animals
  - Construction
  - Plumbing
  - Professional, Scientific and Technical Services
  - Business Support and Administration
- 9.3 The closure of the Ceramtec site was a blow to the local economy. Ceramtec was one of the Axe Valley's biggest employers. Some 80 people were employed at the plant. It had operated in the town for nearly 50 years. With the loss of Ceramtec, the main business zone is Colyton Business Park, which is a recent (2015) development of eleven business units at Road Green for use as either workshops or offices.
- 9.4 The Tannery, J. & F.J. Baker & Co. Ltd, is one of the Parish's oldest and most noteworthy businesses. It is the only oak bark tannery in Britain, producing luxury leather of the highest quality and supplies the most exclusive shoemakers, saddlers, interiors and leather workers in the world. The Wheelwright produces the highest quality wooden wheels and horse drawn vehicles. With a family history in the trade stretching back to the 14th century, it has been operating from the same premise since 1964. In that time, it has produced and restored all kinds of wheels and vehicles, ranging from roman trebuchet, farm carts and wooden bicycles through to State and road coaches and fine vehicles. It also specialises in military wheel manufacture.
- 9.5 Around 40% of the Parish's population aged between 16 and 74 was working full-time in 2011. Up to 20% of this age-group was working on a part-time basis. With a relatively high proportion of the working age population working part-time or in self-employment and/or from home, it is quite possible that there is a significant degree of under-employment. Maintaining and improving local jobs opportunities and skill levels remains important to us.
- 9.6 The local service sector is seemingly healthy. Colyton is reasonably well served with a mix of shops ranging from essential to special-interest shops. *"Colyton has a small but diverse village centre which meets many of the day to day needs of local residents and the wider rural population. Such provision within the town is an incentive for local residents to support their local economy, build a thriving community and reduces the need to travel to other shopping centres by car. A healthy and vibrant local shopping centre helps to contribute towards the objective of sustainable development. The majority of local business premises are located*

*around the Market Place although there are a small number elsewhere in the village centre.*<sup>19</sup>  
The level of viability of local businesses however is a constant concern. Lloyds Bank has recently closed its branch in the town centre.

- 9.7 Colyford is less well served with retail and service outlets, but it does have a general store with 'Post Office Local' and a butcher, pubs and hotel restaurants and a café catering for cyclists.
- 9.8 Over recent years relatively few employment-related proposals have come forward. The East Devon Local Plan does not specifically identify either the Parish or the town of Colyton as the location for employment-related development. It earmarks, three nearby towns, for economic growth and development, namely Axminster, Honiton and Seaton, all within relatively easy commuting distance of the Parish.

## Our Neighbourhood Plan Policies and their Explanation/Justification

### Draft Policy No. Coly8 Employment Uses

**Development proposals to provide employment opportunities in predominantly residential areas, including the creation of live-work units, will be supported provided that the proposals:**

- i. do not involve the loss of a dwelling;**
- ii. contribute to the character and vitality of the local area;**
- iii. do not harm residential amenity; and**
- iv. do not adversely impact upon road safety.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 81 - *allow for new and flexible working practices (such as live-work accommodation)*

East Devon Local Plan Strategic Policy: S31

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- 9.9 Maintaining a healthy local economy is important. Encouraging small enterprise and facilitating more home-working are important facets of our economic strategy. We are encouraged by the NPPF (para. 83) to take a positive approach to sustainable new development and *“support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well -designed new buildings”*.
- 9.10 Local Plan Policy S31 promotes *“mixed use developments and provision of employment uses close to where people live [and] appropriate, sustainable, mixed use schemes of all scales incorporating housing and employment”*. Policy Colyton VP03 of the East Devon Villages Plan<sup>20</sup> – is permissive of development that would maintain or enhance the vitality and viability of the town centre and protects existing business and commercial uses, including the retention of the shopfront. It is not permissive of *“new main village centre uses which are within the defined BUAB but outside of the defined vitality and shopping area ... if they would harm the convenience, vitality or viability of the centre”*.
- 9.11 Policy Coly8 supports development that creates business space and activity, that would not be regarded as *“main village centre uses”*, within the rest of the settlement areas of Colyton and Colyford, as long as such development does not result in the loss of a dwelling, is of an appropriate scale and is generally adjudged to be compatible with its location.

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<sup>19</sup> <http://eastdevon.gov.uk/media/2300756/edvp-main-mods-final-consultation-version.pdf>

<sup>20</sup> <http://eastdevon.gov.uk/media/2300756/edvp-main-mods-final-consultation-version.pdf>

**Proposals for the development and expansion of tourism-related businesses will be supported providing that:**

- i. the scale of development is proportionate to existing activity and the immediate locality;**
- ii. the potential impact on neighbouring residential properties is acceptable, having regard to potential noise and disturbance;**
- iii. they do not have a significant adverse impact on the character of the landscape and are mitigated by extensive landscaping and visual screening; and**
- iv. traffic, access and highway issues are satisfactorily addressed.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 83 – *enable .... sustainable rural tourism and leisure developments which respect the character of the countryside*

East Devon Local Plan Strategic Policy: S33

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- 9.12 Colyton Parish has a very full and long-established ‘events’ calendar. Much of it resonates with the history and heritage of the area. Whilst most events are planned to ensure that local people have a very good time, visitors are welcome to join us and encouraged to do so. Tourism is important to our local economy. It contributes too to the general feeling of wellbeing we experience as a community.
- 9.13 The area has a unique history. We have a strong Colyton Parish History Society, a Heritage Centre<sup>21</sup> and a myriad of historic locations and buildings. We are intent on ensuring that our reputation as a community of dissidents is reflected in neighbourhood plan policies that aim to influence development in the interests of ensuring the area remains distinctive and special.
- 9.14 The NPPF (para. 83) says we should enable the sustainable growth and expansion of all types of business in rural areas including sustainable rural tourism and leisure developments which respects character of the countryside.
- 9.15 Policy Coly9 supports development proposals that contribute to improving our tourism offer in an appropriate manner. Recent consultation indicated that the community is supportive of heritage-related tourism development, particularly if it resulted in economic benefits to the local area.

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<sup>21</sup> <http://colytonheritagecentre.org/>

## Draft Policy No. Coly10 Tramway Links

### **Measures to improve pedestrian links between the tramway and Colyton town centre will be supported.**

National Planning Context - Our policy aligns with current national planning policies and guidance:  
NPPF para. 102 - *opportunities to promote walking, cycling and public transport use are identified and pursued*  
East Devon Local Plan Strategic Policy: S33

- 9.16 The three-mile Tramway, with its fleet of 14 narrow-gauge heritage trams, is a very important tourist asset that we are proud to host. It brings many visitors into the Parish from Seaton. After leaving Seaton, it stops at the White Hart Inn at Colyford before proceeding through the beautiful countryside to the Tramway Terminus at Colyton, which occupies the former Railway Station and includes the Tram Stop Restaurant. With a dedicated car park, it also offers an alternative way for people to approach Seaton. Throughout the year Seaton Tramways organises various special events and themed trips, including a series of bird watching trips where an expert ornithologist is on board to give a commentary and to answer questions.
- 9.17 The Terminus in Colyton is located on the edge of the town and, although, the town centre is signposted, it involves using lanes without footpaths and is seen as ‘a walk too far’ for many visitors. There has long-been a desire to create a dedicated and more direct footpath to and from the Tramway Terminus, which we have been reminded about in recent community consultations.
- 9.18 Policy Coly10 is supportive in principle of measures that would improve pedestrian links between the Tramway Terminus and the town centre by creating a more direct and accessible route, by increasing pedestrian safety and generally making the journey more appealing to visitors. It is hoped that such a measure would encourage more residents of Colyton to use the Tram for day to day journeys and strengthen local links between Colyton and Colyford.

## Draft Policy No. Coly11 Connectivity

### **The development of a super-fast communication infrastructure to serve the area will be supported where it is sensitively sited and sympathetically designed.**

### **All new residential, educational and business premises development should seek to make adequate, appropriate and effective provision for high speed broadband and other communication networks.**

National Planning Context - Our policy aligns with current national planning policies and guidance:  
NPPF para. 112 - *support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections*  
East Devon Local Plan Strategic Policy: S30

- 9.19 The NPPF (para. 112) wants to see plans “*support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections*”.
- 9.20 We want the whole of the Parish, including outlying rural premises, to be as well connected as it can possibly be and be able to take full advantage of future improved technology. We want businesses, schools and households to have access to the latest and best communication technology. We want to remove as many barriers to this as we can. We endorse the Government’s expressed view that access to superfast broadband should be a right, absolutely fundamental to life in 21st century Britain, and regarded as an essential service just like gas, electricity and water to all.

- 9.21 Our policy Coly11 supports development proposals that ensure we are as well served as any other part of the UK. We think that this can be done and should be done without causing damage to the landscape character of the area. Local Plan Policy TC1 “Telecommunications” sets out the essential criteria that should be met to minimise visual intrusion and not adversely affect the amenity of nearby residents. Developers are also expected *“to demonstrate that there are no suitable alternative locations before consideration will be given to proposals within Areas of Outstanding Natural Beauty”*<sup>22</sup>.

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<sup>22</sup> East Devon Local Plan 201302031, East Devon District Council <http://eastdevon.gov.uk/media/1772841/local-plan-final-adopted-plan-2016.pdf>

## 10. Transport and Travel

### Overview

- 10.1 Colyton is an old settlement with a highway network that was not designed for the scale and volume of modern motor transport. The town is regularly blighted by large vehicles. Many, such as business delivery vehicles, have no choice but to use the narrow winding streets. A lack of off-road parking within the town causes additional restrictions on traffic circulation and adds to the road safety issues. Colyford is traversed by the A3052, a main highway linking several seaside resorts in East Devon. Traffic volume is seasonal in nature. It ranges from quite busy to extremely busy. Colyford has operated a Community Speed Watch along the A3052 since March 2015.
- 10.2 Parking provision is poor throughout Colyton, including most residential areas, due to so many properties having no parking provision within their boundaries. Despite a town-centre car park, there is a regular problem with on-street parking in the centre of Colyton. Parking in the Square in the centre of Colyton and surrounding narrow roads has been raised as an issue by the community during neighbourhood plan consultation.
- 10.3 Pavements in the centre of Colyton are either narrow or non-existent. Residents are quite used to sharing the road with motor and other vehicles. This is not such a problem, as long as those in charge of the vehicles recognise and respect this. In the village of Colyford, the lack of continuous footways alongside the busy A3052 and footways being less than one metre wide in parts, is a matter of concern. In both settlements the traffic and parking associated with the schools is an on-going issue.
- 10.4 Colyford and Colyton are served by several regular, but limited, bus services during the weekdays and on Saturdays. Some of these provide direct links with the neighbouring towns of Axminster and Seaton and local villages. The Parish is fortunate to be served by the Seaton Tramway, which travels between Seaton, Colyford and Colyton and is one of Devon's major tourist attractions, carrying over 100,000 passengers a year.
- 10.5 National Cycle Route numbers 33 and 2 go through Colyford and Colyton. Route 33 forms part of the Stop Line Way, which has been developed by Sustrans in consultation with Devon County Council.
- 10.6 Back in 2008, when the Colyton Parish Plan<sup>23</sup> was prepared, a community survey showed transport and traffic to be key issues for parishioners. *“Transport and traffic are two of the principal areas of concern and discontent within the whole parish. Too much traffic, travelling too fast and parking without consideration probably summarises the overall views.”* The issues are reflected in the several aims that were set by the Parish Plan:
- To improve safety and the management of traffic at several locations
  - Safe road and pavement surfaces
  - To provide more safe footpaths and pavements in and between settlements
  - To provide additional safe routes for walkers and cyclists
- Things haven't changed.
- 10.7 The Neighbourhood Plan policies that follow in this section are designed to make it easier and safer for the non-car user to enjoy getting around the area. They reflect the emphasis of the NPPF (section 9) of *“maximising”* and *“promoting sustainable transport”* and are consistent with the policy approach that aims to give priority to pedestrian and cycle movements and provides access to high quality public transport facilities.

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<sup>23</sup> <http://eastdevon.gov.uk/media/253754/colyton-parish-plan.pdf>

### Draft Policy No. Coly12 Public Transport

**Development proposals specifically to maintain and enhance existing public transport provision, within the area will be supported provided the proposals would not have significant harmful effects on:**

- i. the amenity of residents and other neighbouring uses; and**
- ii. the local landscape, including environmental features and assets.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:  
NPPF para. 110 – *give priority to appropriate facilities that encourage public transport use*  
East Devon Local Plan Strategic Policy: S5B

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- 10.8 Policy Coly10 (page 32) relating to the Tramway, is in part a tourism development-related policy. It is also a policy that we hope will help enhance the appeal of alternative transport modes to the private motor car. We are planning for an ageing and growing population. Public transport should remain an important service to the Parish. It will only be so if it is well frequented by local people.
- 10.9 We are encouraged by the NPPF (para. 110) to encourage public transport use. Policy Coly12 supports development that facilitates the greater appeal and/or ease of use of public transport, such as interchange areas, linkages, bus refuges and stops etc, as long as the impact of such development would not cause unacceptable harm to the surrounding area.

### Draft Policy No. Coly13 Walking and Cycling Routes

**Development proposals will be supported that are intended to:**

- i. improve and extend existing walking and cycle routes and link them to the wider network; or**
- ii. provide shared pedestrian and cycle links between settlement area; or**
- iii. create wider and safer footpaths in settlement areas.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:  
NPPF para. 104 - *provide for high quality walking and cycling networks and supporting facilities*  
East Devon Local Plan Strategic Policy: S5B

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- 10.10 We are keen to encourage people to get around without using the motor car. It is not easy nor particularly safe in much of the Parish because of the need to walk or cycle on roads and lanes that are shared with a variety of, often very large, commercial and agricultural vehicles. Completion of the intended route of the Stop Line<sup>24</sup> through the Parish, part of Sustrans National Route 33 from Bristol to Seaton, would help both tourist and local cyclists, in this regard.
- 10.11 The lack of a footway along Coly Road, B3161, serves to divide the two communities of Colyford and Colyton; as many parishioners feel unable to walk in safety to services in “*the other*” centre. This is important, as Colyton has facilities such as a library and doctor’s surgery, playing fields and tennis courts, which can only be reached safely and easily by car by most Colyford residents.
- 10.12 We are encouraged by the NPPF (para. 104) to allow for easy pedestrian and cycle connections within and between neighbourhoods. The only practical way to do this is to create a network of

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<sup>24</sup> <https://www.sustrans.org.uk/ncn/map/route/route-33>

car-free routes that connect and make travel easier and safer between settlements and other key locations in and around the Parish. Shared pedestrian and cycling routes that are accessible and suitable for mobility vehicles are preferred.

- 10.13 Within the settlement areas pedestrians and cyclists are ill-served. Pavements in the centre of Colyton are either narrow or non-existent. Residents are quite used to sharing the road with motor and other vehicles, tourists and visitors are less so. Colyford has less of a problem of insufficient pavements; but crossing the very busy A3052 is a significant hazard for pedestrians. The safety of all road users is a matter that we should be concerned about.
- 10.14 Policy Coly13 is supportive of development proposals intended to achieve a better and safer network of routes within and across the area and the provision of more footpaths. On new developments and whenever practical elsewhere, we will support the provision and identification of dedicated routeways that are of an adequate width for shared use, including mobility vehicles.

#### **Draft Policy No. Coly14 School Traffic**

**Development proposals to ease traffic congestion around local schools will be supported provided they do not have an adverse impact on:**

- i. local character;**
- ii. residential amenity;**
- iii. highway safety; and,**
- iv. flood risk (including local surface water flooding).**

**Permeable materials for surface parking areas shall be used where practicable.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 110 - *create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles*

East Devon Local Plan Strategic Policy: S5B

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- 10.15 The traffic generated by local schools at the beginning and the end of the school day for either Colyton Primary School or Colyton Grammar School, and the lack of an adequate dedicated parking area for the Primary School, have been recognised as major problems/nuisances, for some time. The parking problem at the Primary School has been worsened by the closure of Ceramtec, with which the School had an arrangement for staff parking.
- 10.16 There is however no simple and straight-forward solution. Discussions have been held with the schools to explore ways to alleviate the problems in the interests of safety and the relief of localised congestion. Part of the solution is changing travel to school habits and managing drop-off and pick-up traffic. But the use of land for coach parking, staff and visitor parking, parents' drop-off, walking routes etc is probably necessary if an effective and permanent plan is to be put in place.
- 10.17 The Parish Council will continue to liaise with the schools, the highways authority and other interested parties in the hope of arriving at a viable and deliverable scheme for both schools that will help alleviate the traffic congestion and parking obstructions and reduce the nuisance experienced by residents near the schools. Policy Coly14 is aimed at facilitating any workable solution.

**Proposals for public car parking areas within or adjoining to town of Colyton, will be supported in their entirety or as part of new developments on suitable sites where:**

- i. there is appropriate vehicular and pedestrian accessibility; and**
- ii. appropriate hard and soft landscaping is provided to ensure the design and layout are sensitive to the setting of the conservation area and to protect the amenity of neighbours.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 106 - *In town centres .....seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists*

East Devon Local Plan Strategic Policy: S27

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- 10.18 Parking is a problem experienced daily by many residents of Colyton. Following consultation on the Neighbourhood Plan, the Parish Council is committed to undertaking further consultation specifically on how to improve parking options in the Parish. Previous community consultations have identified that there are several ideas (many of them management-related) worthy of consideration but no clear consensus was achieved on what would work or what is acceptable. It is however widely accepted that Colyton is short of public car parking spaces and areas.
- 10.19 Public parking spaces in Colyton are often hard to find. The town centre has a limited size car park (63 spaces) and a town square with fewer spaces than there are town centre businesses. Local businesses complain that customers regularly have difficulty finding somewhere to park.
- 10.20 The issues relating to car parking and traffic in a historic settlement like Colyton, were well-aired during the neighbourhood planning process. Many of them are not directly land-use matters and therefore outside the scope of the Neighbourhood Plan. However, it is recognised that appropriate policies in the Plan can make a significant contribution to a wider strategy, which seeks to minimise the negative impact of the motor vehicle on the town and village-life. Creating further off-road parking opportunities is one such policy-area. There is no doubt that more public parking sites, that are regulated properly, would benefit residents and the local economy and be much appreciated by visitors.
- 10.21 The provision of further public parking areas for Colyton would be consistent with the NPPF's (para. 83) requirements of "*supporting a prosperous rural economy*" and "*enable sustainable rural tourism*". Visitors can be deterred from attending the town's events by the difficulties in finding satisfactory and convenient parking.
- 10.22 Colyton is a small and relatively compact settlement. Town centre visitors would not be greatly inconvenienced by a car park on the perimeter of the town, if the pedestrian links are good. Policy Coly15 is supportive of the provision of additional public car parking spaces as long as the design and layout of the area is sensitive to its surroundings.

## 11. Community and Recreation Facilities

### Overview

- 11.1 Colyton has a good range of services and facilities that serve the day to day needs of the town and a wide rural area. There are at least eight community buildings, including a Library, in Colyton that host a broad range of activities and events. According to the East Devon Small Towns and Villages Sustainability Assessment 2013<sup>25</sup> it is a sustainable community. Colyford is less well-provided but, for a small village, it is fortunate to have village hall, church and grammar school as well as a shop, two pubs and two hotel/restaurants. Both settlements have an active societies and social network.
- 11.2 There is a Health Centre/NHS doctors' surgery and a pharmacy in Colyton. A greater range of health services is available at Seaton and Axminster community hospitals. There is potential to make better use of local community facilities to deliver health and wellbeing services within the area.
- 11.3 Our community facilities are important to us. We are content that they are protected from loss or closure by Policy RC6 of the Local Plan, which also supports proposals for new facilities, extensions and/or alterations to existing facilities to serve the local community. Policy RC7 of the Local Plan encourages the development of new shared facilities.
- 11.4 Primary school pupils, resident in Colyton and Colyford, have the choice of attending one of the 'Axe Beacon Federation Schools' at Colyton, Seaton, Kilmington or Shute. Pupils of secondary school age from Colyton and Colyford most normally attend Axe Valley Community College. Some go to Woodroffe at Lyme Regis and Colyton Grammar School. The Grammar School is an important part of the history of the Parish. In 1546 twenty yeomen and merchants the first Feoffees – bought some land from the Crown "*for the benefit of Colyton*", and their first act was to endow a Grammar School "*for the goodly and virtuous education of children in Colyton forever*". Today it prospers as a 'selective co-educational academy'.
- 11.5 Excellent sports facilities are provided for both adults and children by 'Leisure East Devon' at Colyton Leisure Centre. The Centre has a variety of spaces, pitches and courts available for hire. It offers a range of classes. There is also a football and cricket pitch at Colyton Playing Fields. We are also grateful to have the continued use of an area/pitch for youth football at Chantry Bridge; thanks to a local farmer. There are three children's play parks, two in Colyton and one in Colyford. There is also a skate park at Colyton. There are three pubs in Colyton which play host to skittles, boules and darts clubs which meet on a regular basis. There is also a Social Club which shows live sports regularly. There are also allotments in Colyton that provide an opportunity for some gardening exercise, although more are needed.
- 11.6 Young people of the Parish have a Skate Park at the Peace Memorial Playing Fields. The Reece Strawbridge Centre was completed in 2010. Its main purpose is to provide community space for the young people of the area. Younger children are now served by a Play Park, on Whitwell Lane, Colyford, which was opened in May 2017.
- 11.7 Policies in the Neighbourhood Plan focus on protecting local recreation spaces and facilitating the development of other spaces that can play a vital role in encouraging healthy outdoor recreation activities.

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<sup>25</sup> <http://eastdevon.gov.uk/planning-libraries/villages-plan-document-library/chapter2.1/sa012-small-towns-villages-sustainability-assess-2013-1.pdf>

### **Draft Policy No. Coly16 Community Horticulture**

**The use of redundant land for community allotments, orchards and composting initiatives in suitable locations and where viable will be considered favourably.**

**Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided.**

**Proposals for built development on these sites, beyond what is allowed by way of permitted development rights, will be supported if it is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of the site, and it would not have significant harmful effects on nearby uses and the landscape and visual amenity of the area.**

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 91 - *enable and support healthy lifestyles for example through the provision of .....access to healthier food and allotments*

East Devon Local Plan Strategic Policy: S4

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- 11.8 Colyton Parish Council supports the further provision of allotments, community orchards and composting as part of planning to deliver *“the social, recreational and cultural facilities and services the community needs”* (NPPF para. 92).
- 11.9 There are currently 19 allotments in the Parish at a large allotment area on Mount Hill, Colyton. Many have been split into halves or quarters to accommodate the demand, thus allowing a total of 42 allotment holders to work the land. The Parish Council maintains a register of those interested in having an allotment. There is currently (in 2018) a waiting list for allotments. The availability of such facilities encourages healthier lifestyle and healthy leisure pursuits. If the trend of providing smaller garden on new developments continues, this exacerbates the need for an increased supply of allotment or community gardening space.
- 11.10 Policy Coly16 relates not just to the provision of allotments but to other forms of community horticulture and supports the Parish Council’s policy of not just meeting the local demand for allotments, but also encouraging more community-based horticulture and recycling activity. This starts with the availability of sites and, we believe that redundant land should be a focus for such activity.
- 11.11 Opportunities to provide more allotments, community orchards and community composting sites and encourage more local food growing should also be realised as a direct result of larger new developments, if the demand is there.

### **Draft Policy No. Coly17 Sports and Recreational Areas**

**The following sports and recreation facilities and pitches (shown on map 8) will be safeguarded for their existing use:**

- **Colyton Leisure Centre**
- **Peace Memorial Playing Fields**

**Proposals which result in a loss of these recreation and sports facilities and pitches and/or their capacity and/or community accessibility (availability for community use) will only be supported where:**

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- i. an assessment has been undertaken which clearly shows that facilities are surplus to local and strategic need and demand; or
- ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location and demonstrate community benefit; or
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Proposals which replace existing facilities and pitches should demonstrate that they benefit the community and there is secured community access.

Proposals to enhance and improve outdoor sports and recreation facilities will be supported where:

- i. the scale is related to the needs of the area and in keeping with the character of the location;
- ii. they do not create unacceptable disturbance to neighbouring residential properties by way of noise, light spillage and unsociable hours;
- iii. the use of any floodlighting has mitigation measures in place to protect nearby residential property and areas of nature conservation; and
- iv. access and off-street parking can be satisfactorily provided without harming existing residential and other uses.

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National Planning Context - Our policy aligns with current national planning policies and guidance:

NPPF para. 97 - *Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless....*

East Devon Local Plan Strategic Policy: S43

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11.12 The NPPF (para. 97) makes it plain that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless they are proven to be surplus to requirements, or they are being replaced by something bigger and/or better.

11.13 As regards existing local facilities, the most recent assessment of open space carried out by East Devon District Council found that, whilst the Parish had several areas of usable recreational space, it was under-provided with most types of open space when assessed against “*open space quantity standards*”<sup>26</sup>.

11.14 Policy Coly17 puts protection in place for the two main, and most important, areas of sporting and other recreational activities in the Parish. Not only are we intent on protecting them from loss of area or facilities as a result of development, we are supportive of improvements and the provision of additional facilities that help meet needs and encourage increased participation.

**Colyton Leisure Centre**, Stafford Lane, Colyford

11.15 The Leisure Centre is a well-equipped modern recreation facility situated in the grounds of Colyton Grammar School. It is equipped for a wide range of sports and leisure activities. The Centre has a sports hall, dance studio, and all weather outdoor facilities including a floodlit synthetic turf pitch. It is leased and managed by LED<sup>27</sup>. It serves a catchment significantly wider than the Parish.

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<sup>26</sup> <http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env046-openspacestudyreview2014.pdf>

<sup>27</sup> LED = Leisure East Devon, a charitable trust, set up to manage leisure and entertainment facilities and parks throughout East Devon and South Somerset

**Peace Memorial Playing Fields, Coly Road, Colyton**

- 11.16 The Playing Fields are the hub for a wide range of community leisure and recreation activities. They are the home-venue for Colyton Football Club. Apart from football, there is archery practise, tennis courts, a boules piste, a children's playground, skate park and a MUGA<sup>28</sup>. The Playing Fields area includes a **Sports Pavilion**, which hosts a range of community activities, and the **Reece Strawbridge Youth Centre**. The latter is a relatively new two-storey building (built in 2010) with a range of rooms, including kitchen-café. It provides a regular venue for pre-school activity, scouts theatre group and incorporates a well-equipped youth centre located on the ground floor with a music room and a computer room. Rooms can be hired for a range of activities such as weddings, children's parties and private functions. The Playing Fields and its facilities hosts annual community gatherings.

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<sup>28</sup> MUGA = Multi Use Games Area Surface

Map 8 Recreational Areas



## 12. Monitoring the Neighbourhood Plan

- 12.1 There is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored.
- 12.2 Colyton Parish Council will monitor the impact of policies on change in the neighbourhood area by considering the effectiveness of the policies in the planning application decision-making process. We will do this by referring to this Plan when reviewing planning applications. We will keep a record of the application, any applicable policies, and comment from the Parish Council together with the eventual outcome of the application.
- 12.3 A full or partial review of this Plan may be triggered by changes to legislation, changes to national, county-wide or district planning policies, or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, district and/or existing neighbourhood plan policies. Five years from the date the Plan is made, we will consider the need and value in undertaking some form of Review.

## 13. Glossary

The following terms may be used in the Colyton Parish Neighbourhood Plan:

**Affordable Housing** - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one of the various definitions of affordable housing in the NPPF<sup>29</sup>

**Ancient Woodland** – a woodland which has existed since the year 1600 or earlier.

**Area of Outstanding Natural Beauty (AONB)** - an area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Natural England.

**Bridleways** - are footpaths, but additionally users are permitted to ride, or lead a horse, and ride bicycles. Horse drawn vehicles are not allowed. Cyclists must give way to pedestrians and horse-riders. Motorcycling is not allowed.

**Biodiversity** - is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

**Community Land Trusts** - Independent non-profit trusts which own or control land and facilities in perpetuity for the benefit of the community.

**Conservation Area** - An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.

**County Geological Site** - sometimes also called a Regionally Important Geological Site (RIGS) County Geological Site. The geological or geomorphological equivalent of a CWS. They are non-statutory and identified by a group of experts called the Devon RIGS Group.

**County Wildlife Site (CWS)** - an area of significance for its wildlife in at least a county context i.e. it may be of county, regional or even national importance.

**Curtilage** - The area normally within the boundaries of a property surrounding the main building and used in connection with it.

**Development Plan Document** - these are spatial planning documents that are subject to independent examination, which form the development plan for a local authority. They can include a core strategy, site-specific allocations of land, area action plans and generic development control policies.

**Devon Bank** – walling with soil giving added weight and stability, originating in Devon.

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<sup>29</sup> See NPPF Glossary

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf)

**Economically Active** - Persons in work or actively seeking work.

**Flood Risk Assessment** - An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Flood Zones** - have been created by the Environment Agency to be used within the planning process as a starting point in determining how likely somewhere is to flood. A flood zone is predominantly a planning tool and doesn't necessarily mean somewhere will or won't flood.

**General Permitted Development Order (GPDO)** - The Town and Country Planning GPDO 1995 provides permitted development rights for a specified range of development, meaning that those activities do not require an application for planning permission. However, agricultural buildings and certain telecommunications equipment covered by permitted development rights are also subject to a prior approval procedure.

**Green Wedge** - Green wedges comprise the open areas around and between settlements, which maintain the links between built-up-areas and the countryside, prevent the coalescence (merging) of settlements and provide recreational opportunities. The key wedges are areas of strategic importance to the setting and identity of the settlements, providing several functions in the interests of protecting and promoting access to the countryside.

**Habitats Regulations Assessment (HRA)** - A HRA tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

**Homes England (formerly Homes and Communities Agency)** - The Government's housing, land and regeneration agency, and the regulator of social housing providers in England. It is an executive non-departmental public body sponsored by the Department of Communities and Local Government.

**The Inter-Departmental Business Register (IDBR)** - is a comprehensive list of UK businesses used by Government for statistical purposes.

**Landscape Character Area (LCA)** - Single unique areas that are the discrete geographical area of a specific landscape type.

**Listed Buildings** - Buildings which have been recognised by Historic England (formerly English Heritage) as having special architectural or historic interest.

**Local Green Space** - Green areas of particular importance to local communities, which meet the criteria of the NPPF (para. 100), designated as 'local green space' to provide special protection against development.

**Local Plan** - A portfolio or folder of documents (Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), setting out the planning strategy for a local planning authority area.

**Local Planning Authority** - The public body whose duty it is to carry out specific planning functions for a specific area. All references to local planning authority apply in this Plan to East Devon District Council

**Master Plan** – A plan for the overall land use of a specific area. A master plan allocates land area for different functions such as housing, industry or retail.

**National Character Area (NCA)** - is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 National Character Areas and they follow natural, rather than administrative, boundaries.

**NPPF** - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities.

**Neighbourhood Plan** - A plan prepared by a town or parish council or a neighbourhood forum for a specific neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**PPG** - The Government's Planning Practice Guidance is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

**Permissive Paths** - It is possible for landowners to allow access over their land without dedicating a right of way. These accesses are called permissive paths. To the user, they are often indistinguishable from normal highways, but there are some important differences:

- A permissive path must have some sign or similar indication that it is not intended to be a right of way
- The landowner can close off or divert the path if they wish to do so, without any legal process being involved
- The landowner can make restrictions which would not normally apply to highways, for example to allow horse riding but not cycling, or the other way around

**Public Right of Way** - is a highway over which the public have a right of access along the route.

**Qualifying Body** - Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

**Section 106** - The section of the Town and Country Planning Act 1990 that provided for the creation of planning obligations, now replaced by Section 46 of the 2004 Act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments. Often referred to as “planning gain”.

**Strategic Environmental Assessment (SEA)** - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic Land Availability Assessments (SHLAA)** – Their purpose is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.

**SUDS** - A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SUDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

**Supplementary Planning Document (SPD)** - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainability Appraisal (SA)** - The consideration of policies and proposals to assess their impact on sustainable development objectives.

**Sustainable Development** - is development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Use Classes** - The Town and Country Planning (Use Classes) Order 1987 put uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.