

**SUMMARY OF
Newton Poppleford and
Harpford Parish
Neighbourhood Plan**

2019 – 2031

[Referendum Version 6.2]

SUMMARY



This is a **SUMMARY** of the Neighbourhood Plan. It contains the policies to be applied to future planning applications.

You can get a full copy of the plan from the Parish Council Website www.newtonpopplefordpc.co.uk.

If you need a paper copy of the plan please contact the Parish Clerk:

Email clerk@newtonpopplefordandharpford-pc.gov.uk or
Phone 07711 929227

SUMMARY



This summary of the Neighbourhood Plan principally contains the policies which will be applied to planning applications. Please read the FULL Neighbourhood Plan to see all background information.

The Localism Act of 2011 introduced Neighbourhood Plans to allow people to influence development in their parish.

In August 2020 the government published a "**Planning for the Future**" white paper to propose major reforms to the planning system. Under these proposals local requirements will be taken into account if they are defined in a Neighbourhood Plan.

The Newton Poppleford and Harpford Neighbourhood Plan runs until 2031 with reviews at 5 year intervals.

The 2011 census recorded the usually resident population of Newton Poppleford as 2095 in 928 households and 51 dwellings were empty properties, second homes or holiday lets.

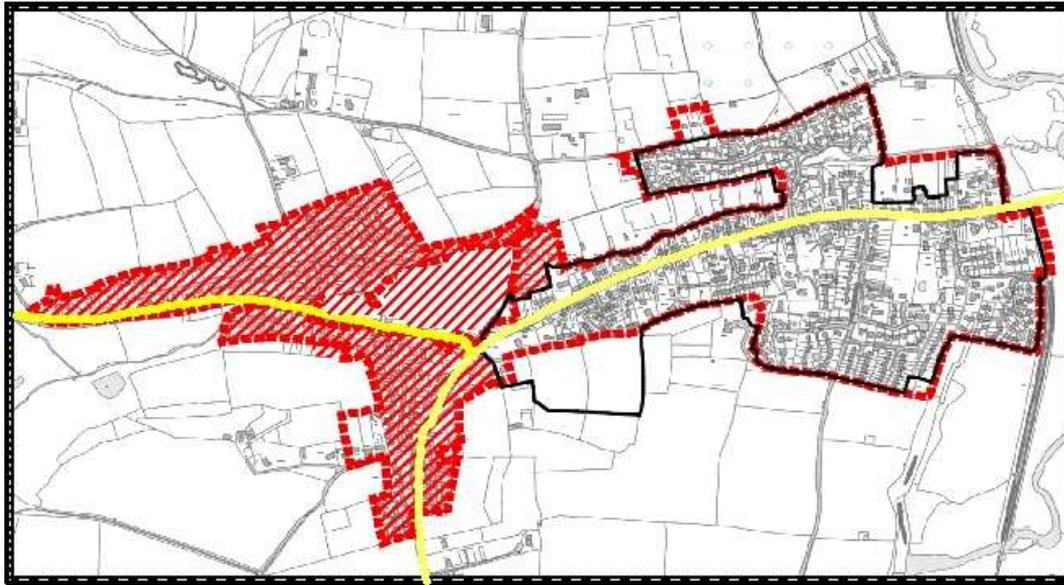
For future development in this parish, the majority of parishioners wanted to see fewer than 20 new homes within the life of this plan yet the 67 houses approved since 2013 already represents a 7% growth. As there has been no improvement in infrastructure this plan considers it inappropriate to allocate any sites for development.

Looking to the future, residents of Newton Poppleford and Harpford are mindful of the national drive for development and the needs of future generations to live independently. Many comments on the Neighbourhood Plan Community Survey referred to the need for the village to grow incrementally in small developments and not be swamped by large-scale developments.

The Neighbourhood plan represents the most detailed local level of planning in respect of parish requirements. Its policies are set within the context of the National Planning Policy Framework (NPPF) and the current East Devon Local Plan. This plan also takes account of policies in the ED AONB Partnership Plan.

A) The Neighbourhood Plan Area

The Neighbourhood Plan area consists of Newton Poppleford and the outlying villages of Harpford, Venn Ottery and Southerton.



On the above plan, the Built-up Area Boundary shows with a black line. The red hatching shows areas which used to be in the Built-up Area Boundary but were removed in 2015.

This Built-up Area Boundary is NOT designated by the Neighbourhood Plan. The boundary was designated on 26 July 2018 when the East Devon villages Local Plan was adopted.

Land within Built-up Area Boundaries is considered by East Devon to be appropriate for development. Areas outside the Built-up Area Boundary, including the villages of Southerton, Harpford and Venn Ottery are considered to be open countryside where there is an assumption that development will not be supported.

B) Consultation Process

Newton Poppleford and Harpford's Neighbourhood Plan is based on information gathered during an extensive public consultation exercise.

After using information from the 2012 "Newton Poppleford and Harpford Parish Plan" the following consultation events were held:

- Built-up Area Boundary (2015);
- the village fair 'Newton Poppleford and Harpford Fun Day' (Sept 2015);
- the Queen's 90th birthday celebration in the Pavilion and Playing Fields (June 2016);
- Popstock event September (2017);
- three open days in the pavilion (October 2014) and
- smaller events such as coffee mornings in Newton Poppleford Village Hall and Harpford Village Hall (2015).

Community Survey - in October 2016 1,730 questionnaires were distributed to every resident in the parish (over the age of 18). In June 2017 the 744 responses were impartially analysed by Devon Communities Together.

This was followed by further surveys to get more detail for the Neighbourhood Plan:

- Housing Needs to find the needs for affordable housing and housing for over 55s (2017);
- School Consultation (2017);
- Housing Styles to discover which housing styles and features were acceptable and unacceptable to residents (2017/18);
- All businesses resident in the parish received the whole parish questionnaire and subsequently all businesses with an interest in the parish also received a Business Consultation questionnaire (2017);
- A Medical Facilities Survey (2019).
- Youth Consultation (2020).

To make sure the plan represented local requirements a six week Public Consultation took place between 1st November 2019 and 14th December 2019.

In August 2020 a Planning Inspector reviewed the plan and visited our parish anonymously to make sure the plan was legal and fit for purpose.

C) Vision

To ensure Newton Poppleford and Harpford will continue to be a thriving and vibrant village community which protects and enhances its distinctive character, rich heritage and its East Devon AONB setting, and should become an even better place for residents of all ages to live in.

D) Neighbourhood Plan Objectives and Policies

Strategic transport network

Objective 1 - To improve all aspects of traffic and pedestrian movement to make the Parish a more pleasant place to live. To limit air pollution, reduce volume of traffic and increase safety, sustainability and access within the Parish and to the main centres of Ottery St Mary, Sidmouth, Exeter and Exmouth.

Map 3a - the main roads through the neighbourhood

Map 3b shows parking and junction problems

Map 3c shows lack of pavements and crossings on the A3052 and

Map 4 shows Public Rights of Way.

Policy T1 - Adequate Parking

All developments must provide adequate off-road parking. This means that:

- a) for each residential development, parking spaces should exceed that given in the Local Plan in that one parking space should be allocated per bedroom (i.e. at least one car parking space should be provided for one bedroom homes, at least two car parking spaces should be provided for two bedroom homes etc.). At least one secure bicycle parking space should be provided per bedroom;
- b) for other development sufficient provision should be made for car and bicycle parking appropriate to the needs of the development;
- c) provision should be made for charging plug-in and other ultra-low emission vehicles.

The Neighbourhood Plan will look favourably upon developments which recognise the considerable pressures faced by Newton Poppleford with respect to traffic congestion and on-road parking and highway safety.

Charges for parking in car parks will not be supported.

Policy T2 - Traffic Calming

Proposals for new development will only be supported where they demonstrate that they will, once built and in proportion to the scale of development proposed:

- a) road safety will be a priority in design terms in particular taking into account satisfactory road access points and blind corners;
- b) take into account the pinch points on the A3052 (at Toll House, River Otter Bridge and Four Elms Hill);
- c) not generate new HGV movements through the village;
- d) not exacerbate existing parking problems in and around Newton Poppleford and the surrounding villages;
- e) provide safe, convenient and pleasant pedestrian and cycling routes to the village centre and to principal facilities including the school, including safe and convenient crossings, where practical and the location of the proposal makes such

routes necessary.;

- f) minimise any adverse impact of additional traffic, such as increased volume of traffic at peak times which could lead to congestion, increased levels of pollution and noise or increased speeds which may compromise pedestrian and cyclist safety;
- g) take the safety of pedestrians and other road users fully into account;

Developments of 10+ houses and employment sites that will generate new traffic will only be acceptable when accompanied by a Transport Statement or Assessment, that demonstrates how the adverse impact on the transport network and infrastructure will be mitigated, including a Travel Plan designed to encourage more sustainable travel behaviour, including all up to date bus timetables and fares.

The introduction of a 20mph speed limit along the A3052 through Newton Poppleford would be supported.

Policy T3 – Rights of Way

Development proposals which adversely affect existing public rights of way (e.g. closure or rerouting) will not be supported.

The improvement and enhancement of existing public rights of way (footpaths and bridleways) the National Cycleway and pavements will be supported.

Pedestrian links to and from all new housing developments must provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities.

To enable safe walking and cycling, roads on new developments must be well-designed to allow convenient vehicle access, movement and parking, without mounting pavements. In addition, developments of 10+ houses and employment sites must have roads sufficiently wide to allow two vehicles to pass.

Proposals to improve and extend existing national and local cycle routes and facilities with particular reference to routes from Harpford to Newton Poppleford, Sidmouth, Ottery St Mary and Budleigh Salterton will be supported.

Environmental protection

Objective 2 - Protect and enhance the natural environment of the parish, and reduce vulnerability to impacts of climate change including minimising and managing flood risk.

Map 2 – shows protected landscapes including East Devon AONB

Map 4 - shows the extent of the East Devon Way.

Map 6 shows the flood zones.

Map 7 shows the agricultural land classifications for the Parish

Map 9 in Appendix 6 show “Cherished Public Views”

Policy EP1 - Conservation and enhancement of the East Devon AONB and Natural Environment

The AONB and natural environment is very important to residents so conservation must be a primary planning consideration. This includes the protection and enhancement of the East Devon AONB, areas classed as SSSI, SPA and SAC, the biodiversity, existing habitats, protected and priority species, ancient or species rich hedgerows, grasslands and the landscape and the rural character of the village.

All developments, including for agriculture and extensions to existing buildings, should:

- a) give great weight to conservation and enhancement of the natural environment;
- b) not encroach upon, interfere with, or lead to the deterioration of existing rare or important habitats or watercourses, or degrade the visual quality, natural beauty, wildlife and cultural heritage of the rural landscape;
- c) not include the netting of trees and hedges;
- d) contribute towards the ecological network of the area with appropriate measures to enhance bio-diversity;
- e) safeguard open countryside and cherished public views from inside and outside the parish as identified on Map 9;
- f) not protrude above, or appear dominant when viewed against skylines or significant lines or groups of large, mature trees;
- g) maintain and where appropriate, extend tree cover;
- h) avoid causing damage from leisure use (e.g. equestrian, motorbikes, etc.).

Proposals to facilitate the RSPB taking over management of the Old Quarry in Venn Ottery will be supported, subject to compliance with other policies.

Policy EP2 – Minimising damage to existing properties

Proposals for development will only be supported where:

- a) they are of a design and construction which seeks to minimise adverse impact on existing buildings and flooding (including, but not limited to measures such as permeable driveways and dedicated parking spaces, use of soakaways and planting to minimise run-off);
- b) they demonstrate that they have taken full account of and recognise the impact of flood risk, both in terms of fluvial and localised surface water flooding;
- c) they minimise and do not exacerbate existing surface water flooding issues beyond the development site; and,
- d) they ensure no adverse impact on existing flooding and satisfactorily mitigate / accommodate surface water run-off arising from the development through the use of Sustainable Drainage Systems (SuDS) where appropriate.

Policy EP5 should also be applied.

Policy EP3 - Flood Risk

A sequential approach will be taken to the location of development.

Residential developments within flood risk zones 2 & 3 and in Flood Zone 1 (over 1 hectare in size), or in areas affected by other sources of flooding (for example surface water flooding), identified at risk of flooding in the Strategic Flood Risk Assessment for the area, or other more recent information, should be subject to a site-specific Flood Risk Assessment that establishes whether the development will be safe, without increasing flood risk elsewhere and whether it is possible for flood risk overall to be reduced. The Flood Risk Assessment will be required to fully demonstrate that the Exception Test can be satisfied. The Exception Test also requires development to provide wider sustainability benefits to the community that outweigh the flood risk.

Policy EP4 - Surface Water Run-off

The impact from any additional surface run-off resulting from any major development should be controlled and satisfactorily mitigated and should not cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat/water quality.

A Drainage Impact Assessment will be required for all new major development with potential surface run off implications.

Policy EP5 - SuDS Design & Management

Development proposals creating new drainage requirements must incorporate Sustainable Urban Drainage Systems (SuDS), following the SuDS hierarchy. New drainage systems must demonstrate they will be effective in allowing for above surface water management on site and improvement of water quality. A management plan must be put in place for future maintenance of the drainage system. SuDS systems maintained by South West Water would be preferred.

Policy EP6 – Local Amenity

Development proposals that adversely impact on residential amenity will not be supported.

There will be a presumption against proposals that detrimentally affect the tranquillity of the area including through unnecessary lighting that further impacts the night time dark skies or through the generation of noise.

Development proposals should demonstrate that:

- a) they will have no adverse effect on the tranquillity, through increasing levels and frequency of noise, of the parish:
- b) they will have no adverse effect, through light pollution (during any part of the year), on our valued dark skies observable from the parish; and
- c) arrangements will be put in place to control noise, air, water and light pollution.

Policy EP7 - Development on Farmland for Agricultural Purposes

Where existing buildings cannot be used or adapted, proposals for development of new agricultural buildings excluding residential uses, on working farmland which require planning permission should be of a scale and form:

- a) which do not compromise or have adverse impacts on the quality of the environment and the special landscape character of the East Devon AONB;
- b) that does not cause soil compaction and increase run-off into watercourses;
- c) which do not result in the loss of and help to retain and reinforce local agricultural practices traditional to the Parish and the East Devon AONB, such as:
 - i. the protection of Devon banks and hedgerows, small areas of coppice and wildlife corridors;
 - ii. the provision of buildings to support livestock principally to be kept outside;
- d) which retain the integrity of historic farm buildings; and
- e) where any increase in traffic movement including HGVs can be safely accommodated on the rural road network and, provide solutions to mitigate increases in traffic caused by the development.

A Landscape and visual impact assessment, proportionate to the scale of development, will be required to demonstrate that the siting and design of the new development is appropriate and that any landscape and visual impacts are appropriately mitigated.

Farmers, land owners and developers are encouraged to engage with the local community and Parish Council at the earliest opportunity.

Objective 3. Make sure future development delivers the demonstrable needs and requirements of the Parish, in particular smaller affordable homes within the Built-up Area Boundary, that protect the East Devon AONB and those elements of the Parish which are valuable to its character and history, through high quality design.

Policy H1 - Meeting Demand for Smaller Dwellings

Residential development will be supported within the Built-up Area Boundary providing that dwellings are small, defined as defined as a maximum 93 square metres* internal space (Gross Internal Area), and have no more than three bedrooms. All dwellings should provide a high standard of amenity for the occupants.

Policy H2 - Housing which caters for those with mobility issues

Any development which caters for those with mobility issues must feature predominantly single-storey accommodation on a flat site to account for mobility issues.

There is a need for predominantly one bedroomed homes that are capable of being adapted to suit an aging population, without these homes being 'for the elderly'.

Housing with level access which facilitates wheelchair access will be prioritised.

Policy H3 - Outside the Built-up area boundary

Any residential development outside the BUAB:

- a) must be adjacent to the BUAB;
- b) must be able to demonstrate that the development conserves and enhances the East Devon AONB and demonstrates an exceptional need for affordable housing which could not be accommodated outside the AONB;
- c) must provide a minimum of 66% affordable homes as per Strategy 35 of the East Devon Local Plan;
- d) must meet the needs of the Parish as demonstrated by a Housing Needs Survey.

Subject to the criteria above and the other policies of this Plan, proposals that help meet the following particular needs will be more favourably considered:

- a) affordable housing
- b) one, two and three bedroom family homes
- c) single storey homes adapted for the elderly.

Developments on exception sites will only be permitted where they meet demonstrable local affordable housing needs, that is, of appropriate type, tenure and scale according to an up to date housing needs survey minus any built since the survey was undertaken. The demonstration will be via a whole parish survey.

Guidance Note 1 – Affordable Housing

The affordable housing element of a development, comprising housing for sale or rent, for those whose needs are not met by the market and which complies with one or more of the NPPF categories:

- a) Affordable housing for rent;
- b) Starter homes;
- c) Discounted market sales housing;
- d) Other affordable routes to home ownership.

Affordable housing within this parish will additionally be restricted to a person(s) who is in housing need and is a resident of the parish of Newton Poppleford and Harpford or has a local connection with the parish because of family ties or a need to be near their workplace, according to Local Plan Strategy 35.

Type of Development

Policy TD1 - Infill and garden developments and extensions within the Built-up area boundary

Development on previously developed land and infill sites within the Built-up Area Boundary will usually be supported subject to meeting the following criteria in full:

- a) the effect of infill and garden developments and extensions should not be detrimental to the character of the village;
- b) development should be sensitively designed to reflect the character of the site and that of its neighbours, however where the surrounding area has been despoiled, qualities should be reinstated through good design, in line with Local Plan strategy 48, which states that where an area has been despoiled it can be improved by good housing design;
- c) local materials such as cob, thatch, and walls made from pebbles, flint, stone and old red brick should be conserved and enhanced.

Policy TD2 – Affordable homes to meet Local Need through a Community Land Trust

In suitable locations within the Built-up Area Boundary and outside, but adjacent to the Built-up Area Boundary, Community Land Trusts may be supported to bring forward small schemes of up to 5 affordable and/or self-build dwellings for people who meet the local connection criteria set out in Strategy 35 of the Local Plan.

Such schemes must comply with other policies in this plan including those relating to flood risk, protection of the East Devon AONB and dwelling size.

To assist in ensuring that these dwellings remain affordable in perpetuity planning conditions will be imposed to restrict future extensions and outbuildings.

High Quality Design

Policy HQD1 – Maintain the built character of our parish through High Quality Design.

Developments within Newton Poppleford's Built-up Area Boundary will usually be supported where they have demonstrated that:

- a) they are of high quality design, in line with the results of the Housing Styles Consultation Survey for house design, and will enhance visual amenity and minimise any adverse impacts on the built environment;
- b) they mitigate fuel poverty;
- c) new houses would benefit from a satisfactory degree of privacy and daylight and all new developments would be suitably positioned to ensure they do not have an adverse impact on the privacy and daylight of existing houses. (Guidance Note 2 – Distances Between Dwellings);
- d) all new houses would be given private garden space (e.g. for children's play, pets, drying clothes, quiet enjoyment, etc.). Front gardens do not constitute private garden space. (Guidance Note 3 – Private Garden Space);
- e) they incorporate a 'sense of place' into the designs /reinforces local distinctiveness by ensuring the proposals have been informed by the character of the area in which they are located. This should include matters such as size, density, scale, street/building line, building height, plot widths, windows and features and boundary treatments. Ridge heights should be in keeping with neighbouring properties;
- f) they ensure it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape, on views of the proposed development especially viewed from footpaths within the East Devon AONB and on the natural environment and mitigates any adverse impact using landscaping where necessary;
- g) services, such as power and telephone land lines, would be underground;
- h) they maximise opportunities to protect and enhance existing wildlife and habitats replacing lost habitats where this is not possible:
 - i. an average rate of one integral swift brick (Guidance Note 4) per unit/residential dwelling, more for larger buildings;
 - ii. permeable and ideally planted boundaries, e.g. hedges, or fences with small gaps at the base in each garden, that permit movement of hedgehogs
 - iii. solitary bee boxes, bee bricks and 'insect houses' should also be included
 - iv. green walls and living roofs would be supported;
 - v. no glass panelling where it causes a danger to birds (e.g. in front of hedges);
 - vi. retain existing and plant new native trees, shrubs and hedges to create green corridors for wildlife to move through the development to adjacent habitats;
- i) they respect and enhance the natural environment through retention of existing natural features maintaining and providing green linkages within and around development sites and delivering an overall improvement to biodiversity value;
- j) schemes for more than 5 dwellings include variation in design detail in order to maintain the variety of building that is characteristic of Newton Poppleford;

- k) roofs are pitched and symmetrical unless there is an exceptional reason not to do so;
- l) they conserve or enhance heritage assets in the parish, having regard for their status as designated or non-designated assets and their settings (see appendix 2 for list of heritage assets);
- m) they conserve or enhance local distinctiveness such as stone and cob walls and other historic features such as water troughs (see appendix 2 for list of heritage assets);
- n) boundaries adjoining roads or public footpaths are defined in a traditional manner using stone or brick walls or native hedging, rather than close boarded fencing;
- o) street-lighting and furniture is limited and unobtrusive;
- p) the development would not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- q) the development would utilise sustainable construction methods, minimises the use of non-renewable resources and maximises the use of recycled and sustainably sourced materials where compatible with other policies in this document;
- r) they provide easy access and adaptable living for all members of the community;
- s) they protect the amenity of neighbouring properties;
- t) they provide adequate, well designed off-road parking spaces with regard for the parking standards of the Neighbourhood Plan, except where these conflict with neighbourhood design objectives, with carports preferred to garages;
- u) principles of designing-out crime have been incorporated such as suitable layout, window placement and boundary treatments;
- v) designs can be easily adapted to accommodate changing lifestyles and technologies;
- w) sustainable measures such as rain water capture and carbon reduction measures (e.g. solar panels or water heating panels) have been incorporated but should be sited discreetly;
- x) materials used would be sympathetic to the localised area;
- y) Modern design will be supported provided the local character is respected or enhanced.

Development proposals that exceed current technical standards for sustainable construction will be encouraged.

All major developments within the Neighbourhood Development Plan Area should be of a high standard of design reflecting the principles set out in BfL(12) (Building for Life 12).

Guidance Note 2 – Distances between dwellings

New houses should benefit from a satisfactory degree of privacy and daylight. The residents of existing houses should also not be unduly affected by the development.

To achieve the above, minimum separation distances should be maintained between houses, and in particular, between windows lighting habitable rooms. Habitable rooms include living rooms, bedrooms, studies and kitchens. They do not include halls, stair landings, passageways and utility rooms

- Where two habitable rooms face each other such that direct overlooking is physically possible, the windows should be 22 metres apart.
- Where a window in a habitable room faces a blank wall, the height of which exceeds the top of that window, there should be a distance measuring a minimum of 13 metres between them.
- In the case of a kitchen window, these standards may be relaxed provided suitable screening is in place.

These standards apply on flat ground.

Where the ground slopes, an increased distance will be required, so that for every half metre difference in height, the distance in the standard is increased by one metre.

Separation Distances on Sloping Ground:

In the case of three or more storey developments adjacent to single or two storey development, the 13m/22m standard shall be increased by 2 metres for each additional storey (in addition to any increase due to differences in ground levels).

Developers will be required to indicate on their plans the finished floor level(s) of their building(s) in relation to a fixed datum point and, where there are windows on adjacent existing properties, the levels of these properties.

Guidance Note 3 – Private Garden Space

The following standards should be followed to ensure private garden space reflects the size and function of the proposed house:

- for dwellings designed to accommodate 3 or more people, the minimum private garden area is 50sq.m;
- for dwellings designed to accommodate up to 2 people, the minimum private garden area is 30sq.m;
- for flats/maisonettes, a balcony or private space at ground level is desirable, adequately screened and measuring a minimum of 10sq.m in area;
- appropriate screening with hedges, walls or fencing may be necessary to ensure that

the garden space is not overlooked from surrounding houses or gardens;

- Private spaces must be designed so that residents have a reasonable amount of sun/daylight. They should not be closely bounded by high wall or buildings.

The above are minimum standards. Larger garden plots will be encouraged, as they can support sustainable development by enabling residents to grow some of their own food and to compost domestic waste.

Guidance Note 4 – Swift Bricks

Rather than 'bird' boxes, swift boxes are recommended as experience shows that they will be used by most species that nest/roost in the cavities found in older properties and mature trees.

A national standard for the design of swift boxes is currently under discussion and should be available Summer 2020. Once it's been agreed this standard should be used for all developments.

SUMMARY

Housing Consultation

This survey was used to discover what building designs and building features were acceptable and unacceptable to residents for use in any future development. Although the rate of response was quite low (57 responses) they showed clear favourites and dislikes.

a) Preferred housing styles

Sixteen house styles representing a range of established and recently-built properties from around Devon were shown to respondents, who were asked to choose their most and least favourite styles.

The two most popular house styles were numbers 1 and 3. These reflect local features such as cob and thatch, red brick traditionally used for farmers cottages and hipped roofs.



Number 3. Popular features of this house style were: traditional yet individual design, trees, railings, space between house and road, large bay windows and garage/parking space at side.



Number 1. Respondents liked the traditional style in keeping with East Devon area, cob & thatch, led windows, countryside/scenic views.

b) Other popular housing styles were numbers 12, 13 & 14:



Popular features of house style 13: open/grassed frontage, dormer/leaded windows, porches, roof, brick (and brick around window), traditional style suitable for country village, terraced.



12. Popular features were: interesting curve, terraced houses, sympathetic look and size for village, brick walls, large leaded windows, porches, quiet setting.



14. Popular features: traditional design, look & feel, brick wall, large leaded windows & bay windows, space between house and road, railings.

c) Unacceptable housing styles



Least popular was house style 6. Disliked features were: over-modern suitable only for towns or cities, overbearing, too large and expensive-looking, too much glass, roof angles, parking in front and too much hard surfacing.

House style 7 was unpopular because: modern design not in keeping with a village, too large & expensive executive-style housing, flat roof, angular, mirrored windows.



House style 16 was unpopular because: small windows, colour of brick, bland, soulless, boring, too urban.



d) Respondents were asked for the most acceptable and unacceptable for the following features:

Feature	Acceptable Options	Unacceptable Options
Materials for walls	Favourites were reclaimed and new red brick and stone and cob effect.	Plastic/uPVC cladding and modern/glass and metal.
Materials for roof	Favourites were slate tiles, clay and thatch.	Least popular was metal roofs, followed by plastic tiles.
Materials for hard standing	Greencore, brick and gravel were all similarly popular.	Concrete was the most unacceptable. Some people thought gravel was unacceptable.
House frontage	Open lawns, stone walls and brick walls were most popular. Some support for privet hedging, wooden fencing, railings, shrubs; wild hedgerows and mixed hedge.	Gabions, conifer hedging, rendered walls and metal fencing.
Street aspect	Features most welcomed were wild hedgerows and Devon banks. Some support for tarmac footpaths, street lighting and cycle paths.	Least popular were bollards and shared car/foot spaces
Distance from neighbours	80% said it was very important to implement current guidance on the minimum distance between houses.	Only 1 person thought it was unimportant.

Education, community facilities and leisure

Objective 4. Promote opportunities for residents of all ages to access education, community facilities and leisure within the village.

Policy CF1 – Protect and improve existing local community facilities, amenities and assets.

Proposals which would result in the loss of existing community facilities, amenities and assets, including the loss of any existing sports facility to a non-sports use, will not be supported.

Proposals which seek to enhance or improve NPH parish's existing local community facilities, amenities or assets will be supported where:

- a) there is a demonstrable need for them; and
- b) they do not have an adverse impact on the special character of the area's natural and built environments.

Policy CF2 - Increasing Sports and Recreation Opportunities

Improvements and extensions to existing sports and recreation facilities that meet a proven need and increase opportunities for local people to participate in leisure, recreation, play and associated social activities will be supported provided that:

- a) they do not create unacceptable disturbance to neighbouring residential properties by way of unsociable hours and should meet Policy EP6 – “Local Amenity”;
- b) the use of any floodlighting has mitigation measures in place to protect nearby residential property and areas of nature conservation and
- c) new sites are easily accessible by sustainable means, including by public transport, bicycle, horse, on foot, by wheelchair, etc.

Policy CF3 – Play Facilities

Additional play facilities for children of all ages across the parish will be supported.

Local Green Space

Objective 5 - Protect and enhance the provision of Local Green Spaces, including its green infrastructure and wild-life habitats, for the benefit of parishioners and the ecosystem.

Policy GS1 – Protection of Local Green Spaces

The following Local Green Spaces include local amenity spaces identified by EDDC and are designated in accordance with paragraphs 99 and 100 of the NPPF:

Amenity space Category (area in hectares)

1. St Gregory’s Church Churchyard and Cemetery (0.14)
2. Venn Ottery Green (0.33)
3. Turner's Close Park and Play Area (1.04)
4. Chestnut Way Park (0.25)
5. Burrow Village Green (0.10)
6. Back Lane Recreation Ground including Sports Pitches, Cricket Pitch, Tennis Courts and Children’s, Play Area (2.35)
7. Alfred’s Gate Children’s Play Area and Community Orchard
8. Badger Close Play Area (0.03)
9. Green Bank, High Street (0.03)
10. Shrubbery, Station Road, opposite Oak Tree Villas (0.01)
11. Allotments (1.28)
12. St Luke's Church Churchyard and Cemetery (0.31)
13. Venn Ottery Road Cemetery (0.11)
14. St Gregory the Great Church Churchyard (0.08)
15. Webbers Meadow (2.50)

These areas are to be retained as undeveloped land which physically links important landscape and/or open areas; the areas will be protected for their landscape,

recreational and/or amenity value, as well as for benefits to wildlife.

Increased allotment provision, with improved access, would be supported.

Proposals for development of green spaces will be resisted unless they are ancillary to the use of the land as a Local Green Space (e.g. provision of toilets for green space users, sheds for allotments).

Map 5a – Newton Poppleford and Harpford Green Spaces

Map 5b – Venn Ottery Green Spaces

Trees and Hedgerows

Policy TH1 – Trees and Hedgerows

Trees and hedgerows are valued for their habitat for wildlife, biodiversity, air purification and amenity value and should not be removed, unless there is a sound ecological or community benefit for doing so.

1. Ancient Woodland, Veteran Trees and Development:

- a) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are exceptional reasons; and
- b) as ancient woodland and ancient or veteran trees are irreplaceable, discussions over possible compensation should not form part of the assessment to determine whether the exceptional benefits of the development proposal outweigh the loss.

2. The woodland in the field above Down Close is regarded as an important natural feature. Any development proposals that would result in the loss, damage or deterioration of this woodland will not be supported.

3. Proposals for any development:

- a) should include measures for the protection of existing trees/hedgerows of landscape, amenity, historic or conservation value;
- b) where trees/hedgerows do not meet the above criteria and are proposed for removal they should be replaced by an equal or greater quantity of trees and hedgerows. Such measures should include the use of appropriate planting which can enrich the biodiversity of the area such as native fruit and nut trees and hedges;
- c) that would adversely affect existing traditional Devon hedges should demonstrate that all other options are impractical and that it is the least damaging option to the hedge, its setting in the landscape, biodiversity, geodiversity habitats and they have taken into account the most up-to-date Highways Authority standards and guidance relating to changes to hedgerows;
- d) which adversely affect Devon banks, small areas of coppice and wildlife corridors will not be supported;

- e) should maximise opportunities for 'greening' the built environment through planting of trees and shrubs appropriate to the local area and prevailing site conditions.
- 4. Proposals for major developments should incorporate the planting of additional trees and shrubs appropriate to the local area and prevailing site conditions.

Maps 2a, 2b, 2c and 2d) show Harpford Woods/Ancient Woodland

Local medical facilities

Objective 6. Support the provision of local medical facilities.

Policy M1 – Medical Facilities

Proposals for the development of local medical facilities within the BUAB will be supported especially where they:

- a) are located close to existing community facilities such as the school or shops to help ensure good accessibility to residents without the need for a car given the inadequate transport facilities;
- b) have level access;
- c) provide the appropriate medical facilities for the community's needs.

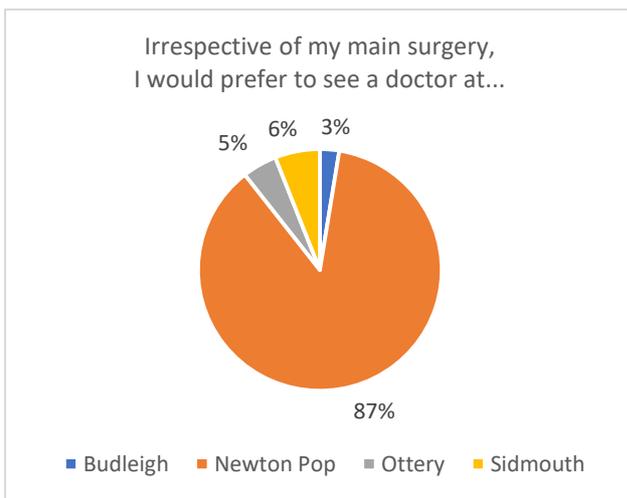
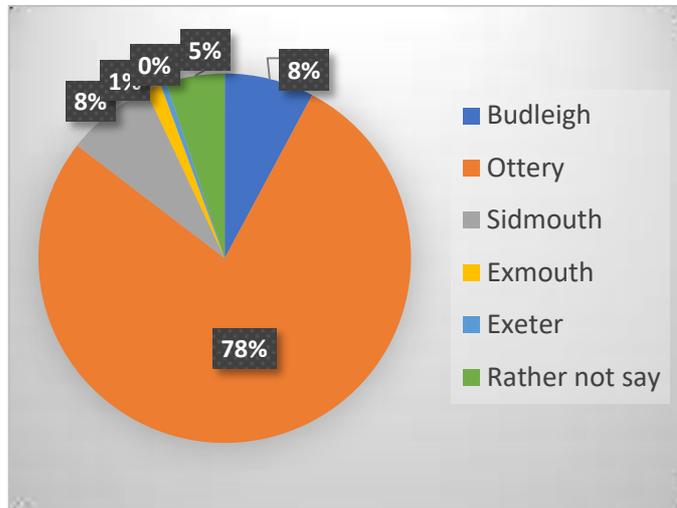
Proposals for change of use of an existing building to deliver a health service facility that serves the needs of Newton Poppleford and Harpford parish area will be supported providing the proposals can demonstrate the site is suited to this purpose in terms of location, access, car parking and will not lead to a loss of amenity for local residents.

An upgrade of the existing surgery building would be supported.

A survey was carried out in 2019 to gather more information about the requirement for medical facilities. 591 households (representing 1319 residents) responded; a 66% response rate.

The key findings were:

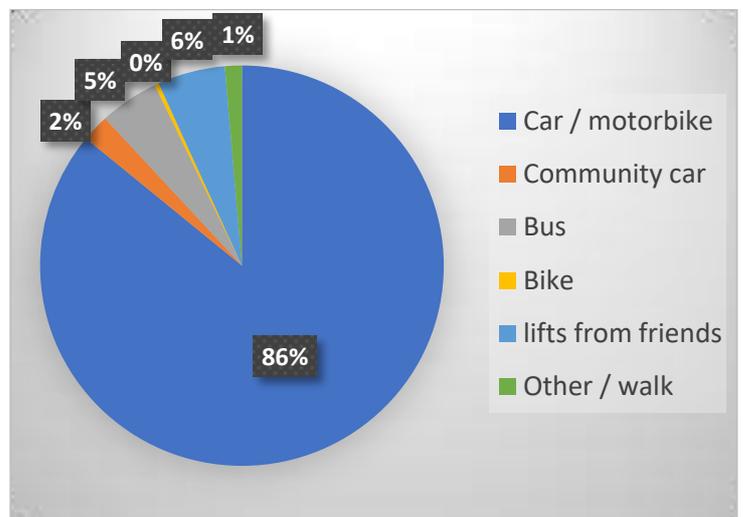
Of 591 households responding, 459 (78%) currently go to Coleridge Surgery in Ottery St Mary, with only 8% going to Budleigh Salterton and Sidmouth.



Newton Poppleford is by far the most popular surgery with 510 of 587 households nominating it as their preferred first choice.

553 (of 591) households use a car to get to their surgery. It's highly likely this traffic would be taken off the road if there was a surgery in Newton Poppleford.

Only 28 households use the bus. This is likely to be because the return bus fare is costly and the return bus journey to Ottery St Mary is 3 hours.



Employment and Business

Objective 7. To support the local economy through its existing businesses, and by encouraging new enterprises and facilities that enhance commercial effectiveness and employment opportunities.

Policy EM1 - Conversion from residential use

The change of use of existing residential buildings, or part there-of, to small scale employment-generating uses: including E(g) (i) (offices); E(g) (ii) (research and development); and E(g) (iii) (industrial process), will be supported, provided proposals ensure that they do not have a significant adverse impact on the character and appearance of the area and are not detrimental to the amenity of neighbouring residents.

In addition, consideration should be given to additional parking requirements due to the change of use. Anticipated parking requirements and sufficient off-street parking space should be identified within any change of use application.

Policy EM2 – Development of Small Business Enterprises

New business development and uses will be supported within the Built-up Area Boundary subject to fulfilling all the following criteria:

- a) the development is in an accessible and sustainable location;
- b) the scale of development is small and proportionate to existing activity and the immediate locality;
- c) the scale and nature of the proposals would not have adverse impacts on the amenities of adjoining businesses and householders;
- d) the scale and nature of the proposals would be compatible with other land-use activities;

Developments which use sustainable forms of construction and provide energy conservation measures and renewable energy will be encouraged.

Opportunities to secure the provision of new employment locally will be supported, providing all other criteria can be met.

Map 8 shows the location of Industrial Units.

Policy EM3 - Superfast Connectivity

Future improvements to mobile phone reception and superfast broadband infrastructure serving the Parish will be supported where it is sensitively sited and sympathetically designed.

Suitable ducting to accommodate FTTP broadband should be provided in all new development.

Where practical, all new residential, educational and business premises will be required to make provision for the latest high-speed broadband and other communication networks.

E) APPENDIXES

See full copy of the plan for the following appendices:

Appendix 1: Membership of the Newton Poppleford and Harpford Neighbourhood Plan Steering Group

Appendix 3: Natural Features to be Protected

Appendix 4: Green Space Validation

Appendix 5: Timeline of Neighbourhood Plan

Appendix 7 Community Policy Justifications

Appendix 8 - Appeals

Appendix 2: List of community facilities and Heritage Assets

Heritage Assets are the structures or features of the historic environment which are identified as having a degree of significance meriting consideration in planning decisions (NPPF Annex 2).

1. Already registered as Community Assets

Asset	NEWTON POPPLEFORD	HARPFORD	VENN OTTERY
Pub (The Cannon Inn)	X		
Harpford Village Hall		X	

2. Grade II listed buildings

57 buildings in the Parish are protected by Grade II listing. The following were specifically identified by residents for protection.

Asset	NEWTON POPPLEFORD	HARPFORD	VENN OTTERY
Toll House	X		
St Luke's Church	X		
St Gregory's Church			X
St Gregory the Great Church		X	
Telephone Kiosk	X		
Eastern bridge over the River Otter	X		
Venn Ottery Barton			X
Elliott Farm			X
Minors			X

3. Non-designated heritage assets

Asset	NEWTON POPPLEFORD	HARPFORD	VENN OTTERY
Pebbled Walls	X	X	X
Victorian brick walls	X	X	X
All Trough and Pumps (e.g. 1 by Hayman's and 1 on Green Bank)	X		
All red Post Boxes, especially the Victorian one	X	X	X
Western bridge over the brook			
Red Bridge		X	
Circular brick bridge on Venn Ottery Road	X		

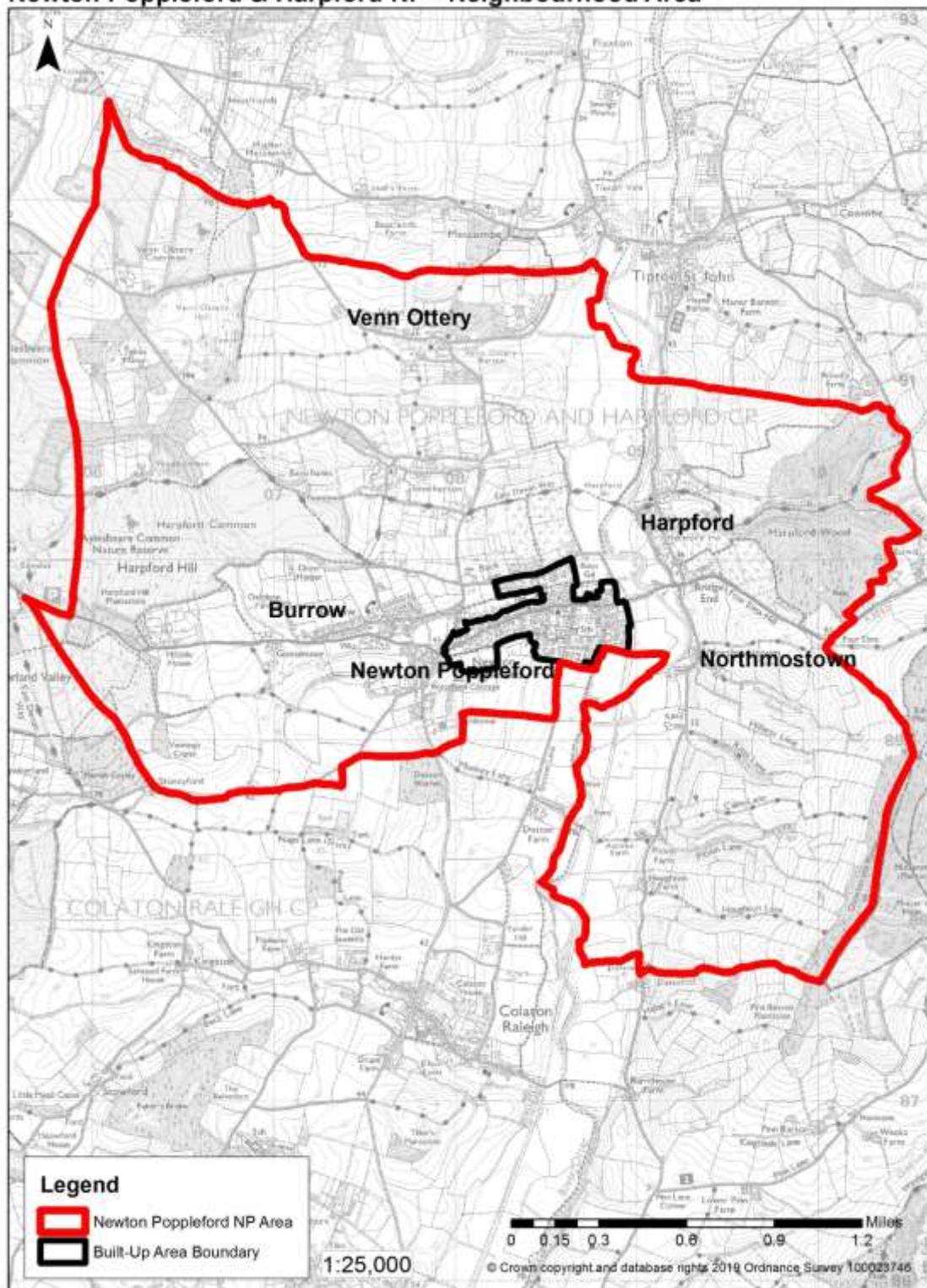
War Memorials	X	X	
Milestone (by Riverside cottage").	X		
Flag Poles on Green Bank	X		
Oak Tree Garage petrol pump	X		
Public seats	X	X	X
Brick built bus shelters	X		
The wooden railings at the eastern end of Station Rd on either side of the river	X		

4. Community facilities

Asset	NEWTON POPPLEFORD	HARPFORD	VENN OTTERY
Newton Poppleford Village Hall	X		
Newton Poppleford and Harpford Primary School	X		
The Sports Pavilion	X		
The Recreation Field	X		
Webbers Meadow	X		
Flood Plain Fields	X	X	
Fields along Back Lane	X		
Allotments	X		
Harpford, Aylesbeare and Venn Ottery and Venn Ottery Hill Commons		X	X
Play Areas	X		
School Playground	X		
Southern Cross Tea Rooms	X		
Chinese Takeaway	X		
The Shop/Post Office	X		
Health - Doctors Satellite Surgery	X		
Village Car Park and toilets	X		
Public Car Parks and Toilets	X		
Village Green	X		X
Ancient Orchards	X	X	
Green Spaces	X	X	X

Appendix 6: Maps
Map 1a

Newton Poppleford & Harford NP - Neighbourhood Area



Map 1b Newton Poppleford and Harpford's Built-Up Area Boundary

Newton Poppleford and Harpford falls within Strategy 27 of EDDCs Local Plan and the Built-up Area Boundaries of the Strategy 27 communities were the subject of a Villages DPD examined by a Planning Inspector in November 2017.

The Built-up Area Boundary was based on a detailed assessment and supporting evidence and was subject to a Planning Inquiry, following which it was adopted in 2018. Given the topography and layout of the village, as well as considering the built-form, character and setting of Newton Poppleford, an assessment was also undertaken of walking distance and ease of walking, especially in respect of access for the disabled/those with limited mobility and for parents/carers looking after children (for example pushing a buggy). This information was used to inform land areas recommended for exclusion from the Built-up Area Boundary on the basis of constrained pedestrian accessibility.

The village extends for around 1.8 km (1.1 miles) from east to west and the majority of services and facilities are located in the east. The lack of footways on the A3052 near its junction with the B3178 and the limited alternatives for pedestrian access from that part of the village to the west of this point limit the appeal to pedestrians of accessing the facilities on foot. This was a critical issue in an appeal for new housing off Down Close, the Inspector concluding that 'the narrow road and lack of pavements on the High Street, east of its junction with Exmouth Road, make it an unattractive and substandard route for pedestrians and, since it is the busy A3052 Exeter-South Coast road, for cyclists too'. The appeal for Badger Close also cited this reasoning in addition to the adverse effect on the AONB.

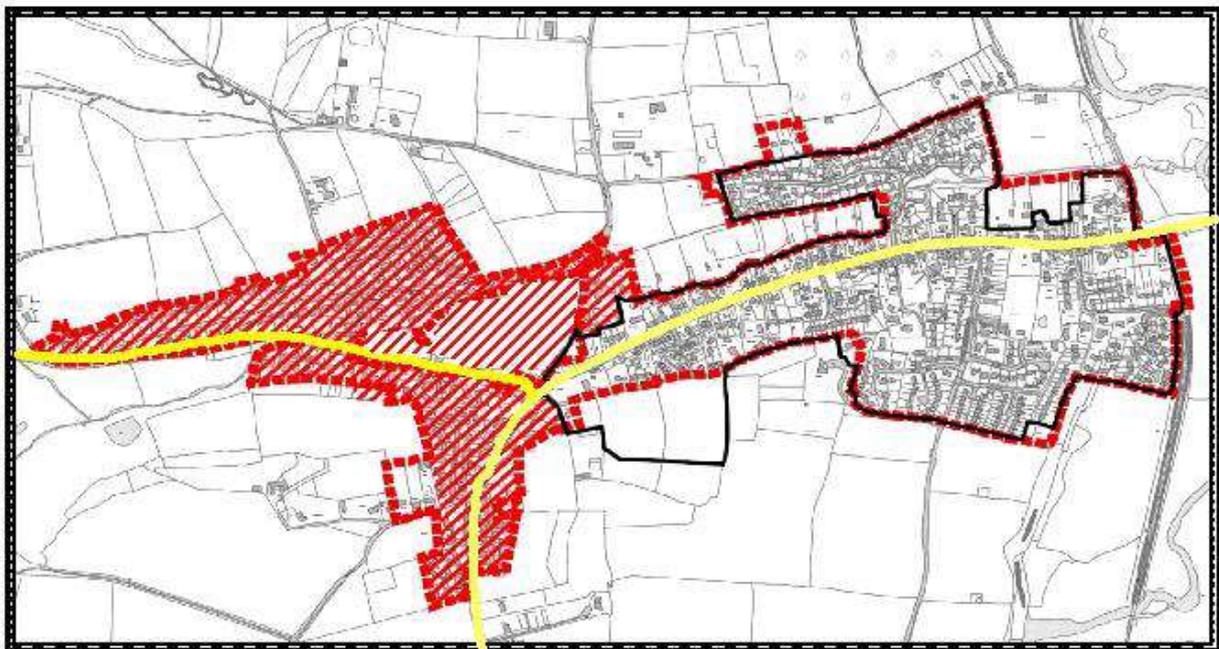
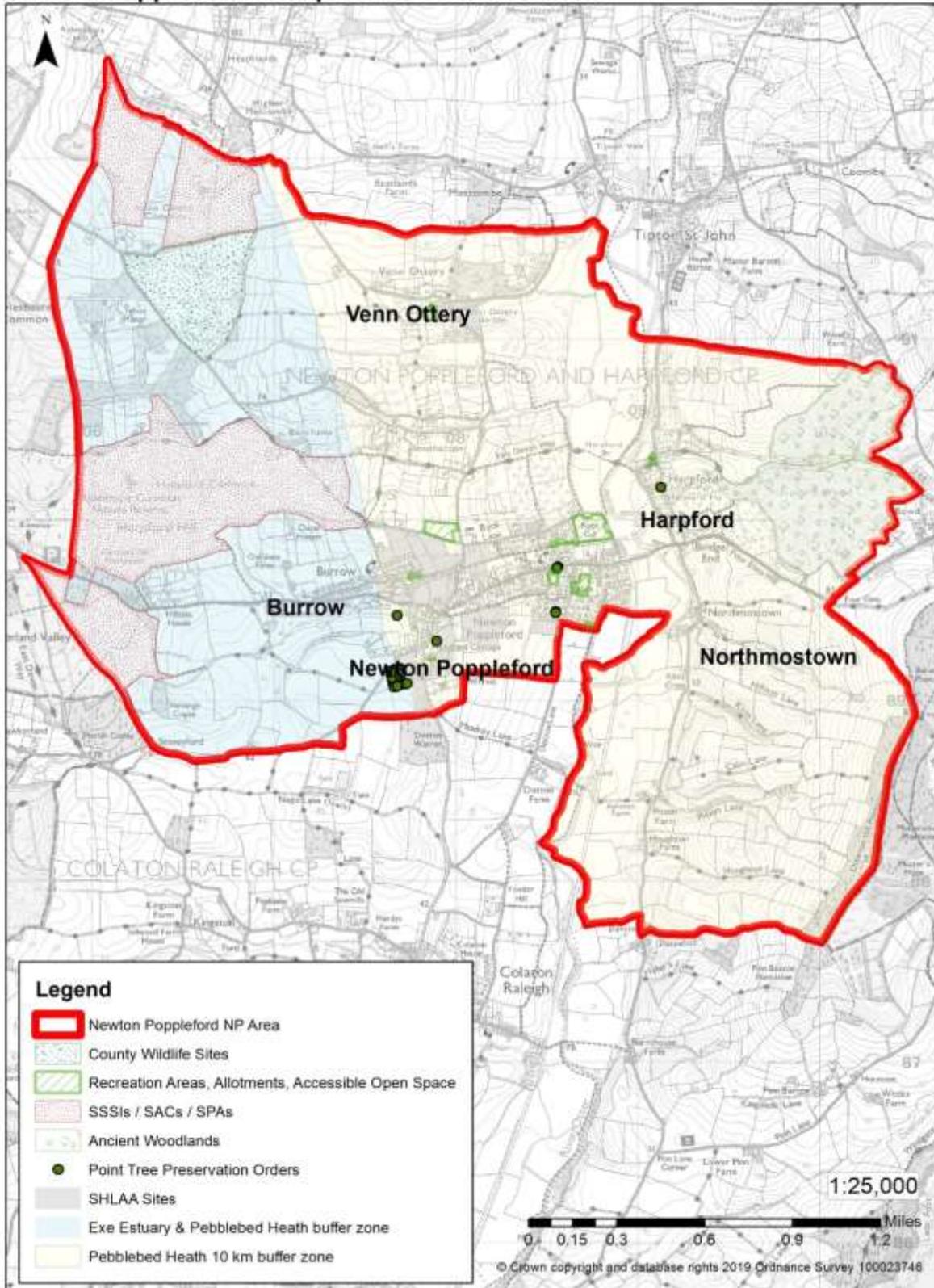


Figure 1 The solid black line shows the new Built-up Area Boundary approved in the July 2018 EDDC Villages DPD. The red hatched areas show the area newly excluded from the Built-Up Area Boundary.

Map 2

Newton Popleford & Harford NP - Environment



Maps 2a, 2b, 2c and 2d – Harpford Woods, Ancient Woodland



Map 2a



Map 2b



Map 2c



Map 2d

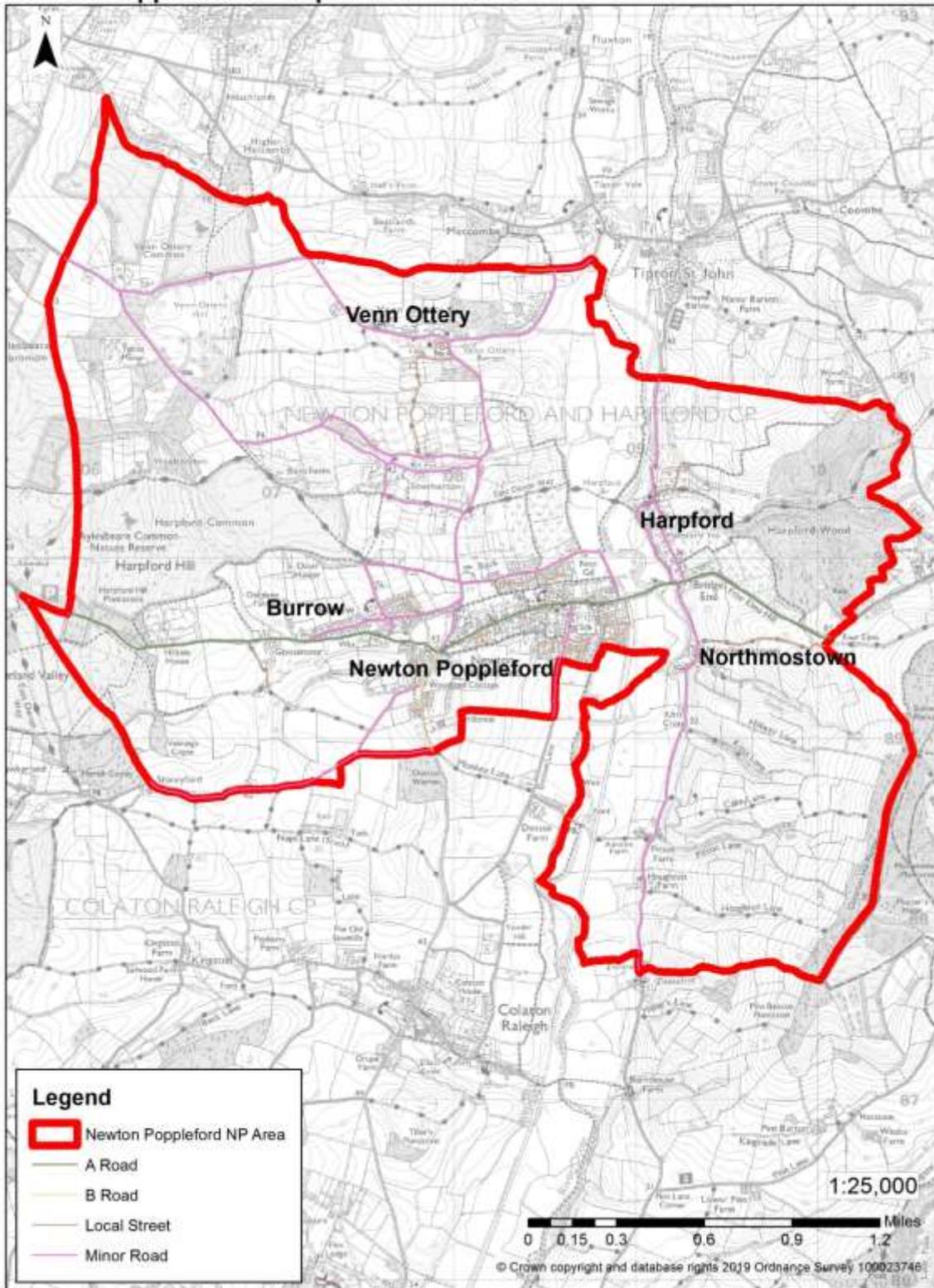
— Ancient Woodland to be protected. Maps 2a&2b show Ancient and Semi Natural Woodland, maps 2c&2d show Ancient Replanted Woodland

— Parish Boundary

— A3052

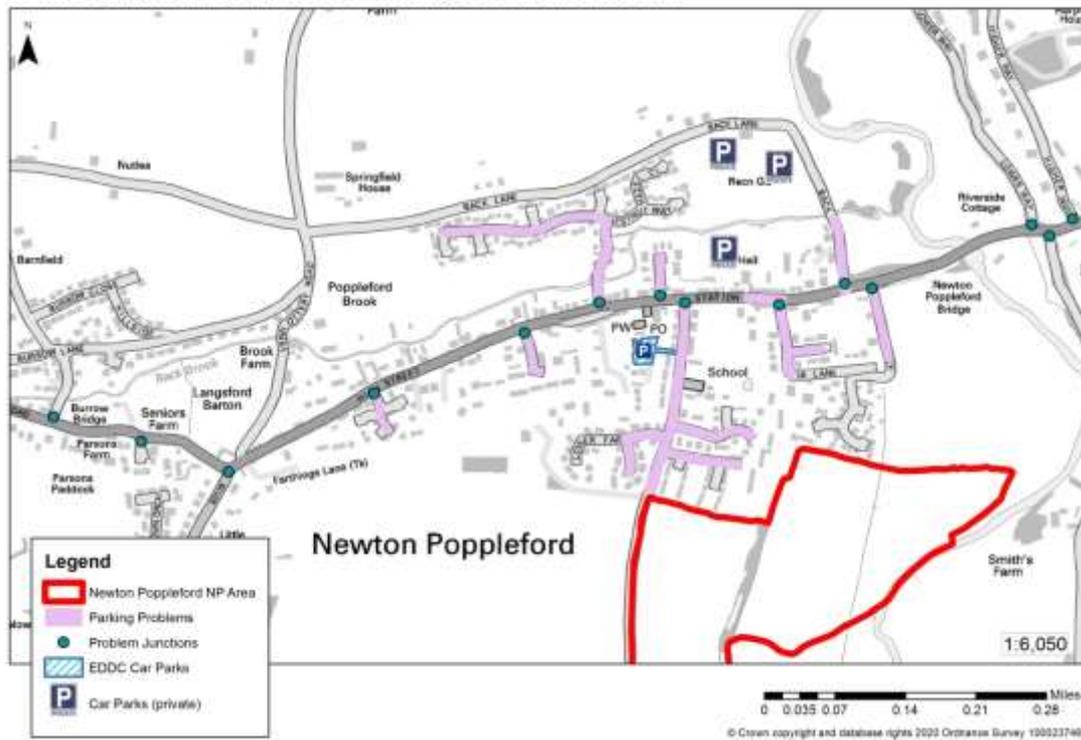
Map 3a

Newton Poppleford & Harford NP - Traffic



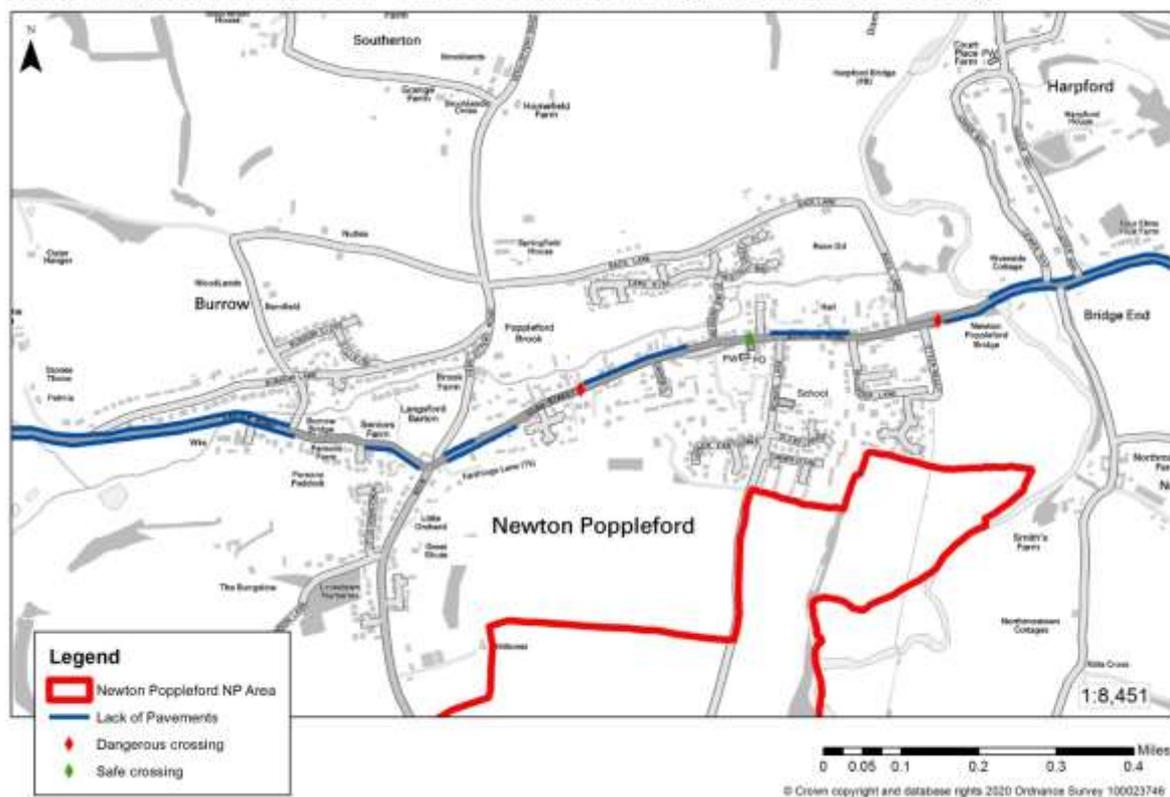
Map 3b

Newton Poppleford & Harpford NP - Parking & Problem Junctions



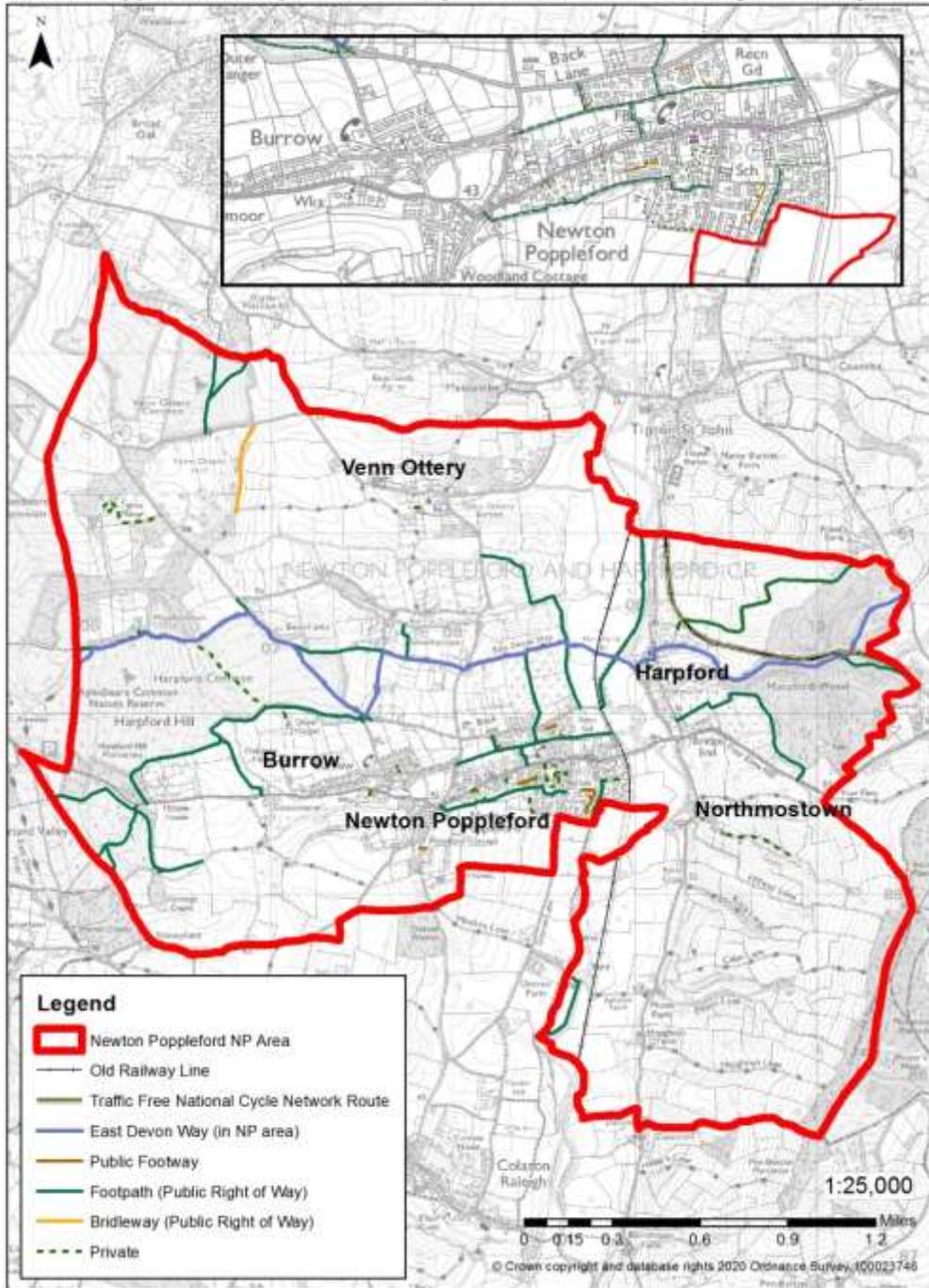
Map 3c – Lack of Pavements and Crossings on A3052

Newton Poppleford & Harpford NP - Lack of Pavements in Dangerous Areas and Crossings



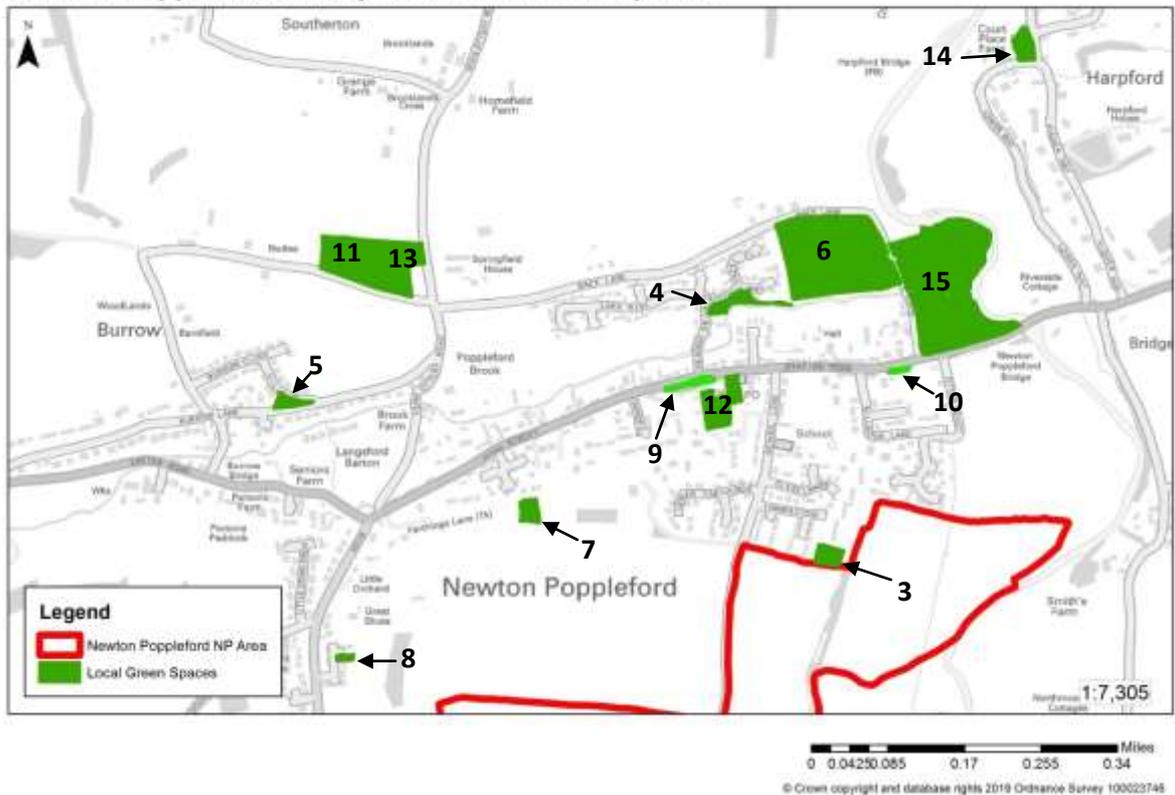
Map 4

Newton Poppleford & Harford NP - Footpath Infrastructure including old railway line

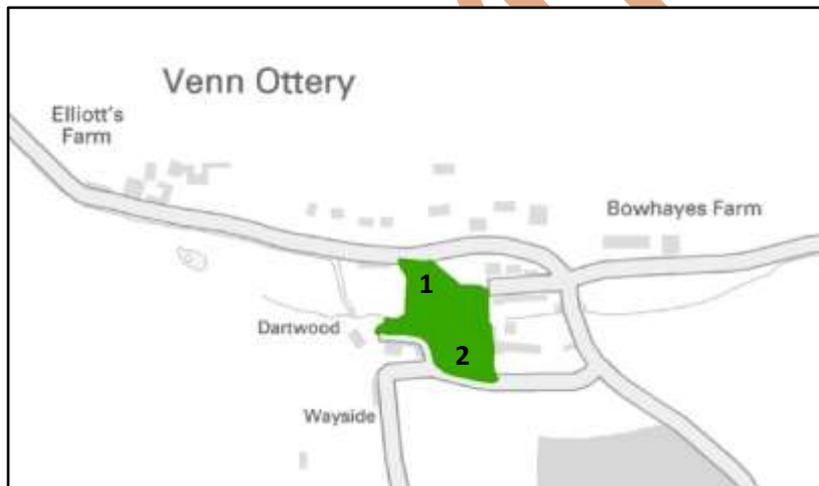


Map 5a – Newton Poppleford and Harpford Green Spaces

Newton Poppleford & Harpford Local Green Spaces



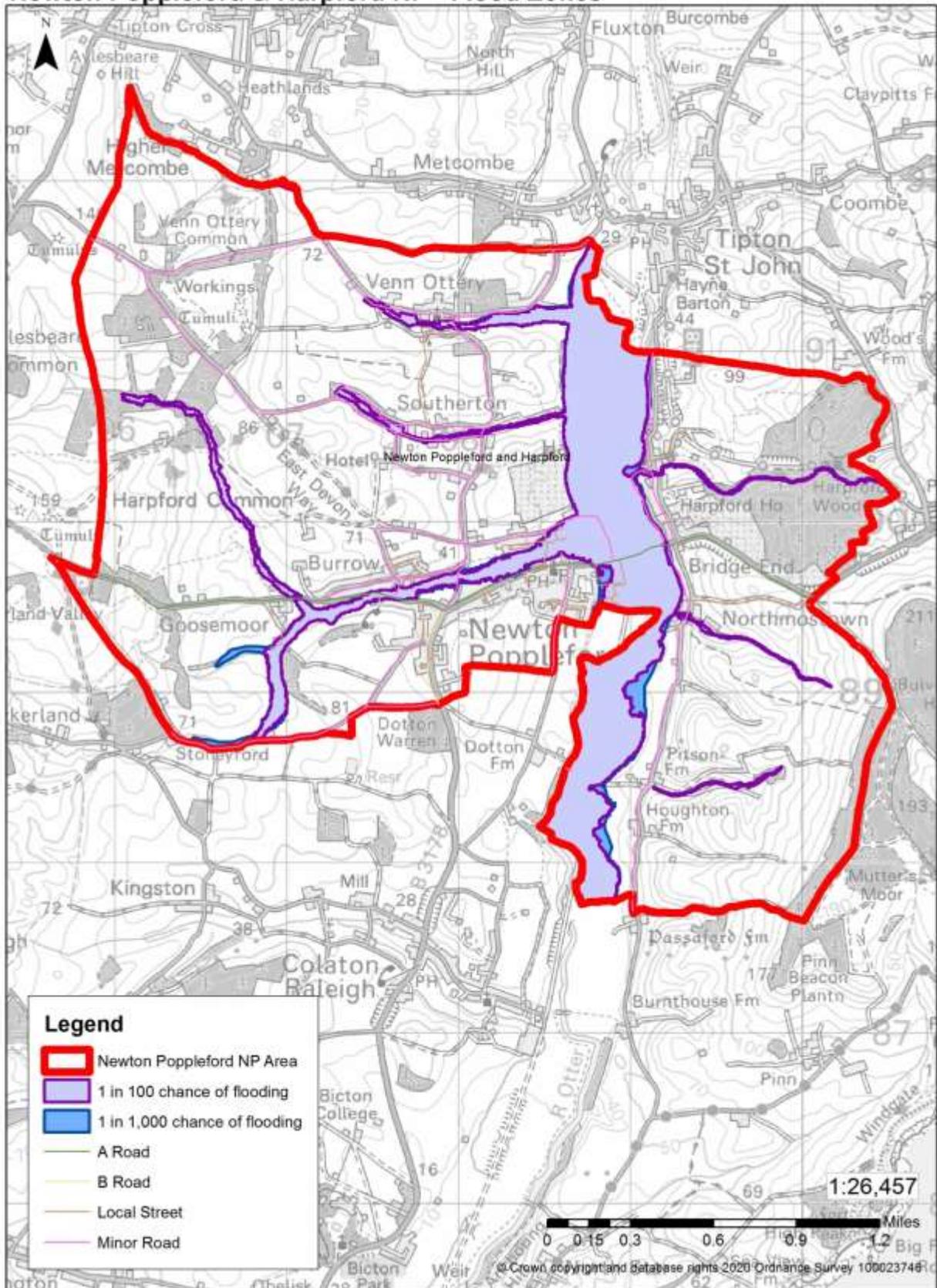
Map 5b – Venn Ottery Green Spaces



1. St Gregory's Church Churchyard and Cemetery	6. Back Lane Recreation Ground including Sports Pitches, Cricket Pitch, Tennis Courts and Children's, Play Area	11. Allotments
2. Venn Ottery Green	7. Alfred's Gate Children's Play Area and Community Orchard	12. St Luke's Church Churchyard and Cemetery
3. Turner's Close Park and Play Area	8. Badger Close Play Area	13. Venn Ottery Road Cemetery
4. Chestnut Way Park	9. Green Bank, High Street	14. St Gregory the Great Church Churchyard
5. Burrow Village Green	10. Shrubbery, Station Road, opposite Oak Tree Villas	15. Webbers Meadow

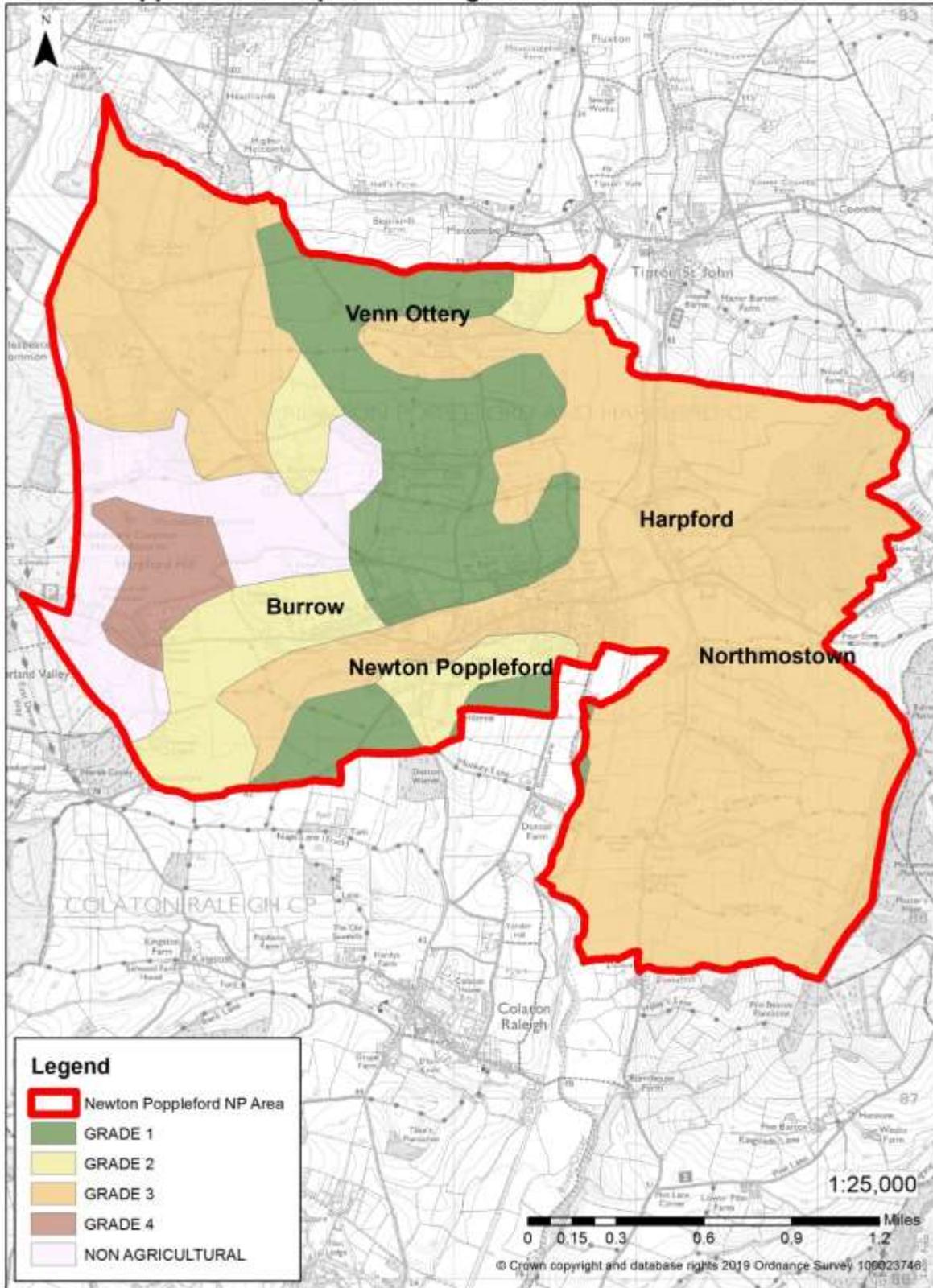
Map 6

Newton Popleford & Harford NP - Flood Zones



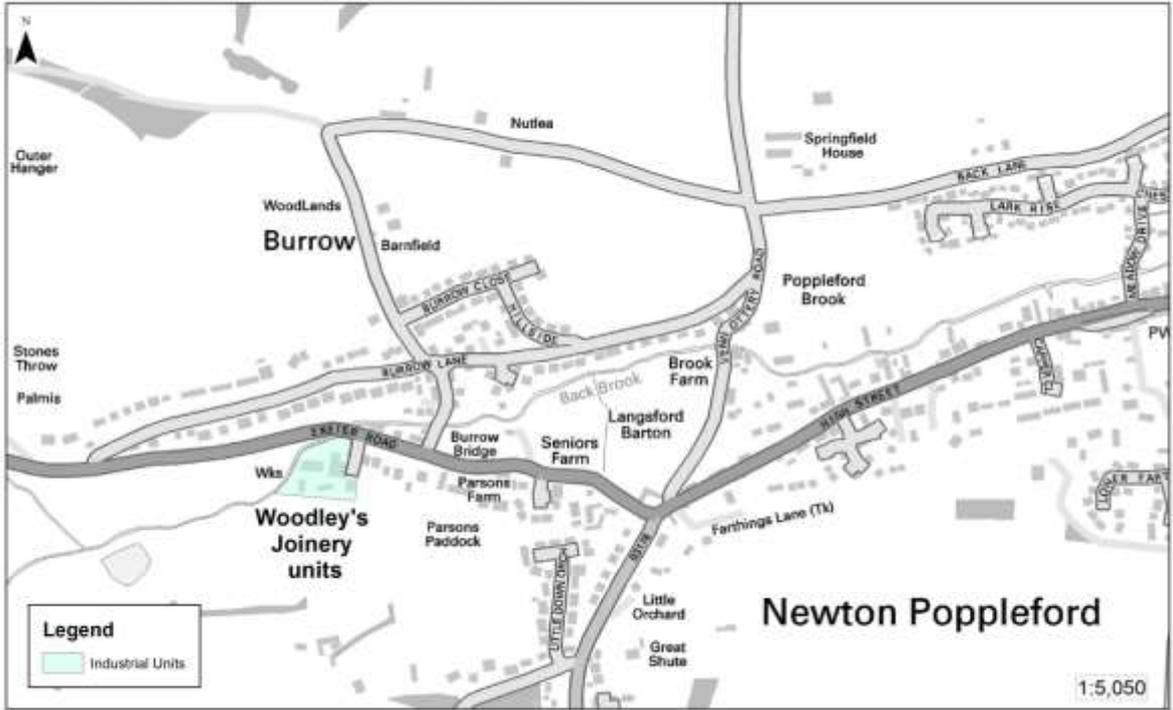
Map 7

Newton Popleford & Harpford NP - Agricultural Land Classification



Map 8

Newton Poppleford & Harford NP - Industrial Units

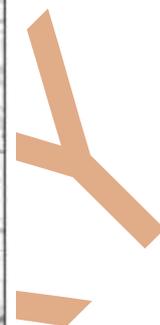
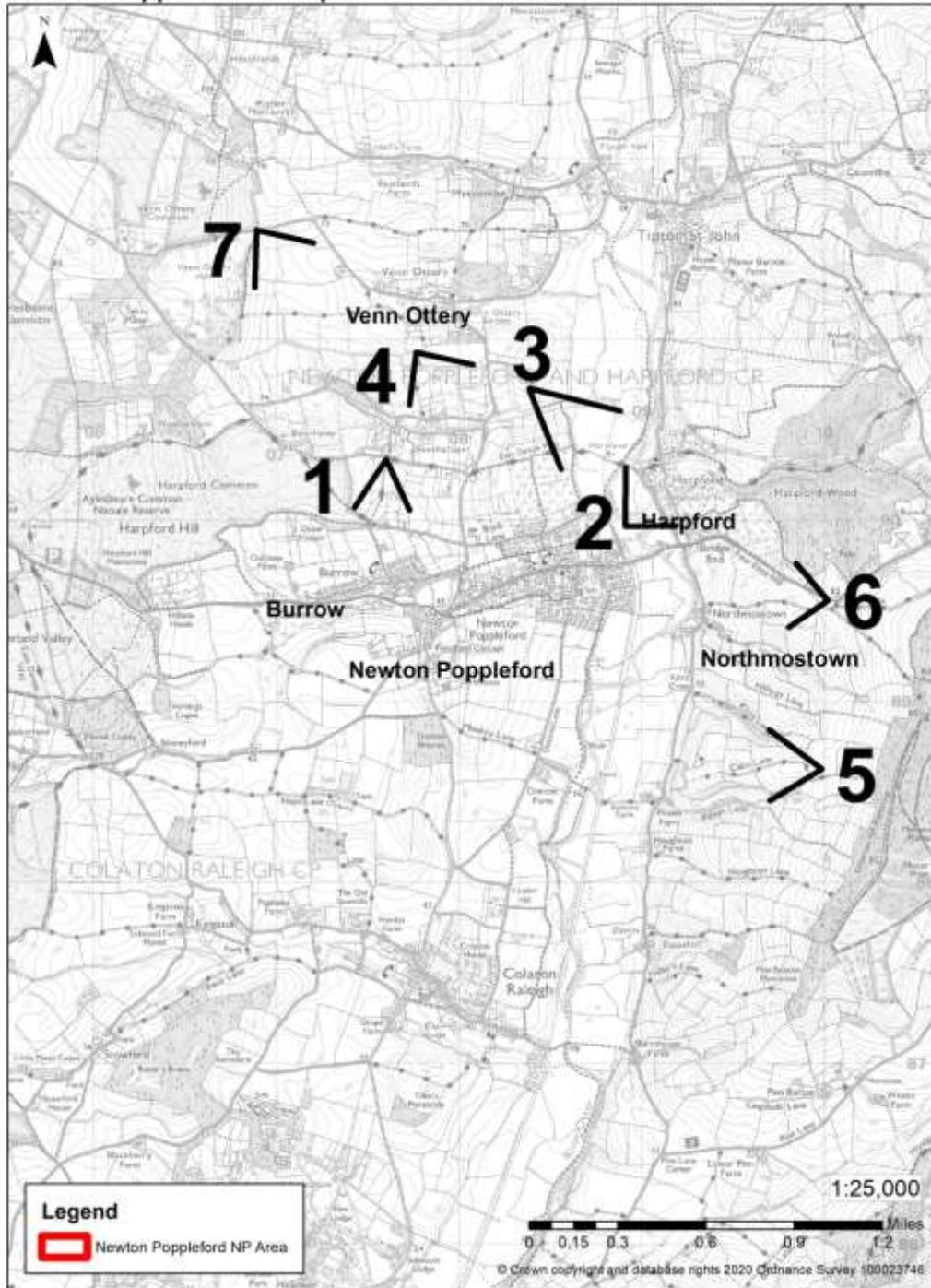


SUMMARY

Map 9

Seven sample views are illustrated in this appendix but because the Parish lies in the East Devon AONB, in a valley surrounded by hills, there are expansive views in all directions from almost everywhere in the parish.

Newton Popleford & Harford NP - Cherished Public Views



1. View south from East Devon Way



2. View east from Webbers Meadow



3. View south from orchards to Harpford



4. View east from Venn Ottery Road



5. View west from Bulverton Hill



6. View west from A3052

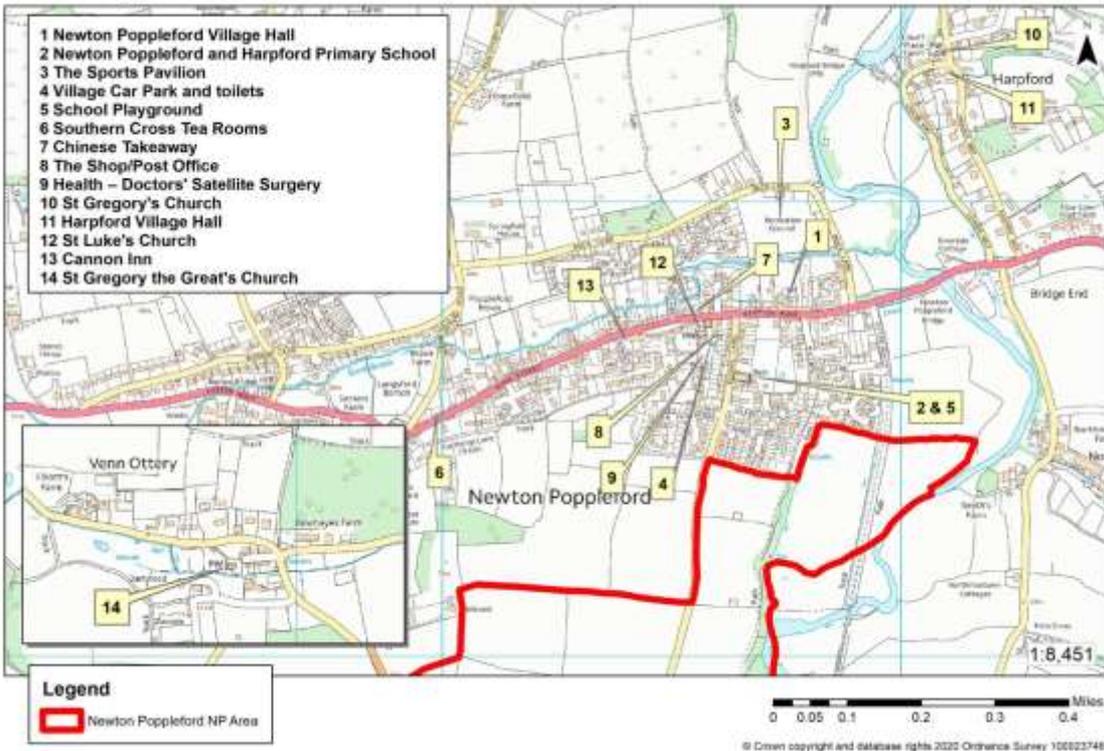


7. View east from Venn Ottery Common



Map 10

Newton Popleford & Harpford NP - Principal Facilities and Services



SUMMARY