Colyton and Colyford Neighbourhood Plan 2020 - 2031

Made Version (January 2022)

Colyton Parish Council

Colyford PC Coat of Arms

Colyford Parish Council

Date of versions:	
Initial draft	April 2018
1st consultation Version	August 2018
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SEA/HRA Version	July 2019
Pre-submission Version	July 2020
Submission Version	March 2021
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Referendum Version	October 2021
Approved Version (made)*	January 2022

***Minor Modification to amend name of Plan agreed June 2024. No change to Made date.**

ADDENDUM JUNE 2024

This Plan was prepared and submitted by Colyton Parish Council for the whole of their parish and formally 'made' (adopted) by East Devon District Council on 10 January 2022. Since then, a new parish and parish council for Colyford has been established, following a community governance review in 2022/23. The effect of this has been to sub-divide the Designated Neighbourhood Area (DNA) covered by the Neighbourhood Plan (the original Colyton Parish) into two parishes (Colyton and Colyford), each with their own parish council (as shown on the map overleaf).

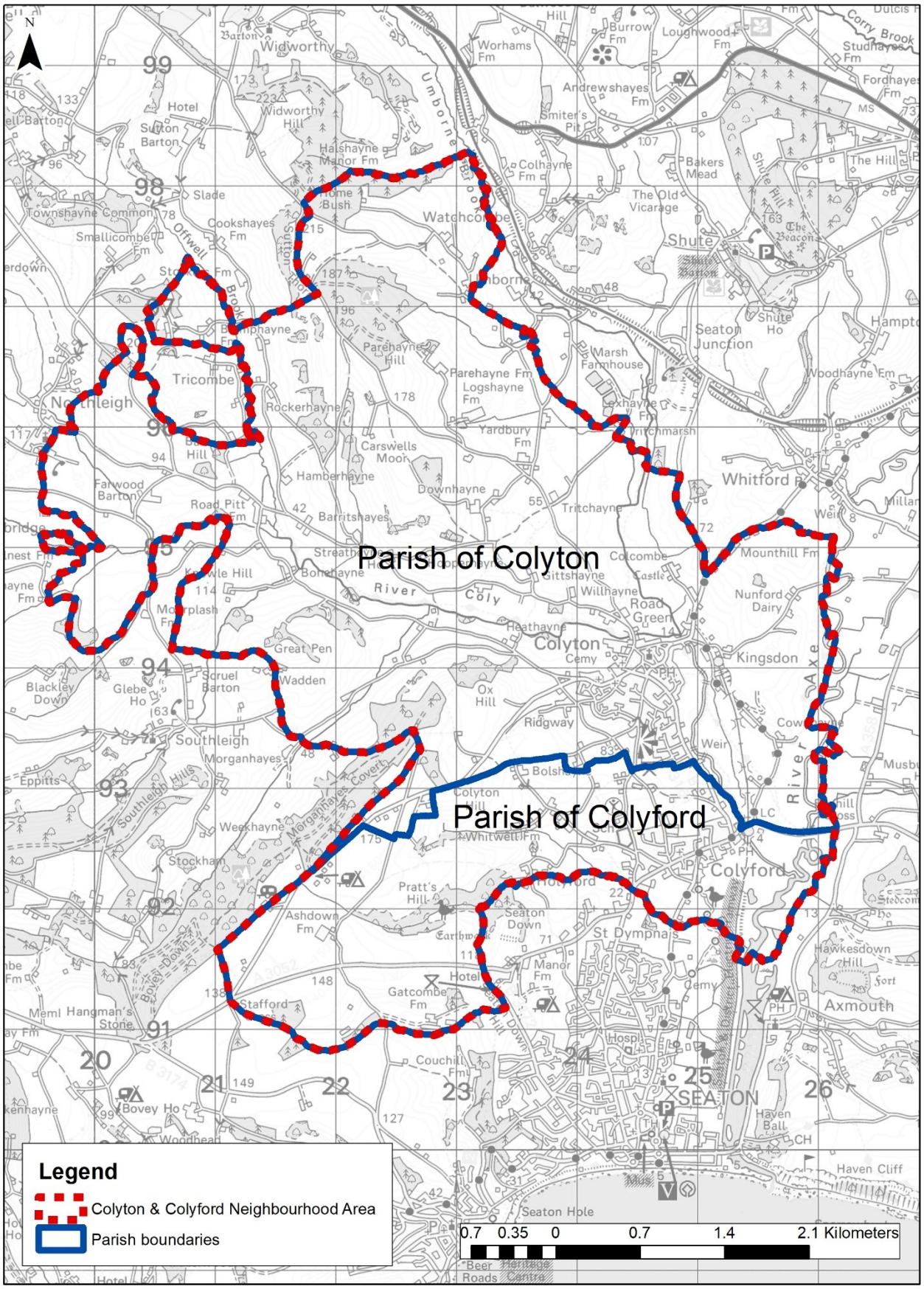
The extent of the area to which the Plan relates is unchanged and its policies therefore apply in both parishes, as part of the statutory development plan for the area.

Since its inauguration in May 2023, Colyford Parish Council has endorsed the 'made' neighbourhood plan.

Following liaison with both Colyton Parish Council and Colyford Parish Council, East Devon District Council agreed a minor (non-material) modification to the 'made' Plan at its Cabinet meeting on 5th June 2024 to amend the name and title of the Plan to the 'Colyton and Colyford Neighbourhood Plan' and add the Colyford Parish Council name and logo to the cover. It was also agreed to insert this addendum to explain the change, together with the insertion of the map overleaf to illustrate the updated situation. The name of the Designated Neighbourhood Area has also been amended accordingly. In addition, corrections have been made to errors in the numbering on the Index page for accuracy.

No other changes have been made to the original Plan as 'made' and, therefore, **all references within the Plan (in text and regarding maps) which refer to 'Colyton parish', 'the parish of Colyton', 'the parish', or the Plan Area, should be read as referring to the area which is now comprised of both Colyton parish and Colyford parish together.** There is no change in the geographical area covered by the Plan, only in how the area is governed and administered. There is also no change to the date the Plan was 'made' which remains as 10th January 2022.

ADDENDUM JUNE 2024 – Updated Plan Area (DNA) Map



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Colyton and Colyford Neighbourhood Plan

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Policy Coly18 - Sports and Recreational Areas

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.

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.

After a process that has involved public consultations, surveys and workshops and with excellent independent professional guidance we have eventually produced this Submission Version of the Colyton Parish Neighbourhood Plan, which we believe represents a fair and worthy vision for the future development of the Parish. Once 'approved', the Colyton Parish Neighbourhood Plan will sit alongside the East Devon Local Plan to provide local policy guidance on future planning and development in the Parish.

I would like to record the Parish Council's gratitude to everybody who has given up their time to be a member of the Steering Group over the years; to thank all the members of our community that have participated in the various consultation events, your encouragement and generally positive response has helped keep us going; and to record our appreciation to the officers of East Devon District Council for their advice, and their helpful assistance whenever it was asked for.

Caroline Collier
Chair of the Neighbourhood Plan Steering Group

Acknowledgment:

Members of the Neighbourhood Plan Steering Group:

Carol Rapley	resident of Colyford	
Caroline Collier	resident of Colyton	
Colin Pady	resident of Colyton (formerly long-term resident of Colyford)	PC
David Page	resident of Colyton	
Elaine Stratford	resident of Colyton	
Helen Parr	resident of Colyton	DC
Keith Mills	resident of Colyford	
Lucy Dack	resident of Colyton	
Robert Griffin	resident of Colyford	
Stephen Real	resident of Colyton	
Stephen Selby	resident of Colyford	

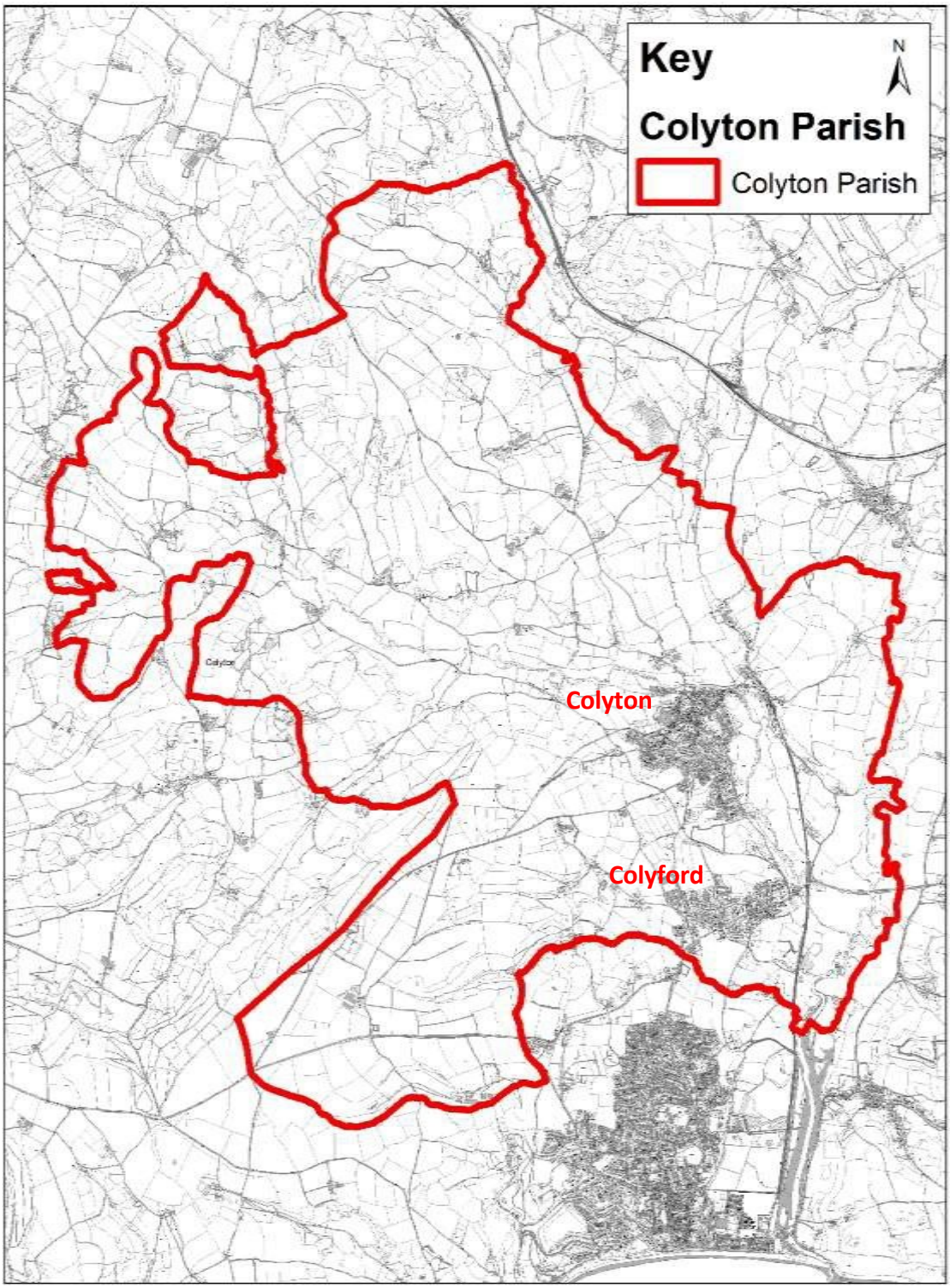
PC = parish councillor DC = district councillor

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 Parish Neighbourhood Area



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0 375 750 1,500 Metres

2. Colyton Parish Today

2.1 Colyton Parish is a relatively large parish of 2,573 hectares, 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 a village (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) and subject to the AONB policy guidelines[1] (see Map 2). It receives the highest level of protection under national planning policy, equivalent to a National Park (see NPPF para. 176). In the opinion of many parishioners, the quality of much of the rest of the Parish's countryside merits inclusion in the AONB and warrants all the protection that can be given to it.

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 roads and lanes servicing the scattered houses and farmsteads throughout the Parish. There are few footpaths outside the main settlements and no footway between Colyton and Colyford.

2.3 Nestling in attractive countryside, is the historic small town of Colyton, the largest settlement, which is the economic and commercial heart of the Parish. It is home to many of the core services and facilities for the Parish that include a primary school, post office, convenience stores and a doctor's surgery. Colyton has many social and community facilities, which includes pubs, community halls, recreation ground, places of worship and a library. Colyton has limited public transport services.

2.4 Colyford is an ancient village that straddles the main coastal road (the A3052), which has often acted as its lifeline, but also carries with it several problems. Colyford was a 'borough' in its own right, in medieval times, during which it had a significant trading base. Colyford is now largely residential and home to the well-respected Colyton Grammar School (an Academy Trust). There is a strong sense of community within the village. 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 too, has limited public transport services, despite its main road location.

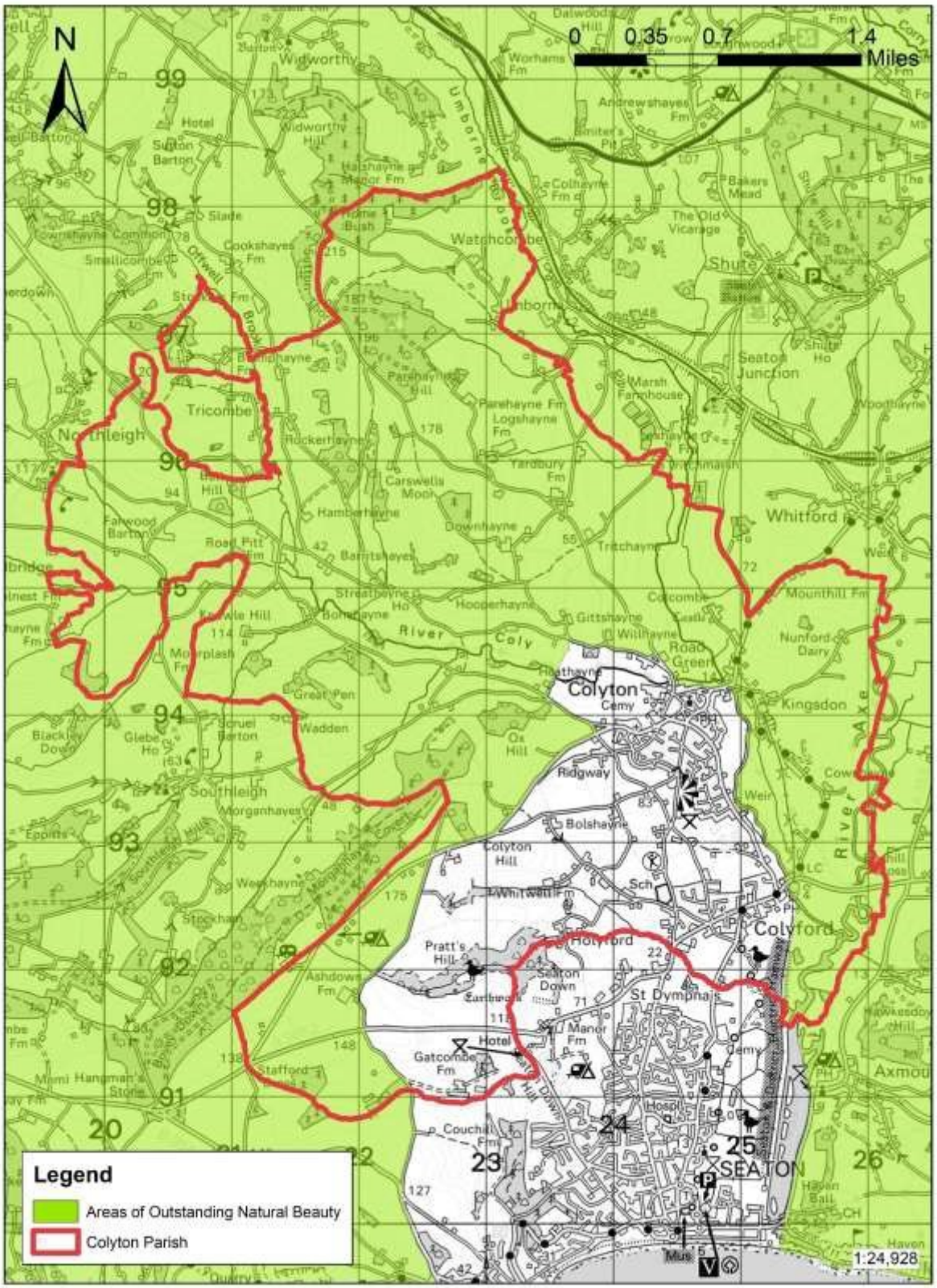
2.5 Colyton has long been known for its markets and manufacturing. Traditional businesses such as the Tannery and the Wheelwright with a Royal Warrant remain proud working symbols of its ancient past. The nature of and balance between its products and services may have changed, but the Parish still retains 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, because 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

[1] https://www.eastdevonaonb.org.uk/wp-content/uploads/2021/01/AONB-Planning-Guidance-Document- LOWRES.pdf

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. It continues even to this day, focussing now 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.

Map 2 East Devon Area of Outstanding Natural Beauty in Colyton Parish



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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)[2] 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*" 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*". (NPPF para. 13). 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 completed its preparation of the East Devon Villages Plan, when it was adopted on 26th 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:

maintain or enhance the character and diversity of such uses in the town centre; and

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.

3.5 The rest of the Parish of Colyton, including the whole of the village of Colyford is classified as countryside by the Local Plan.

[2] National Planning Policy Framework, Department for Communities and Local Government, February 2019

3.6 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*"[3].

3.7 East Devon District Council has recently, (2020) embarked on the preparation of a new Local Plan. It is expected that the Colyton Parish Neighbourhood Plan will help inform consideration of the strategic policy context for the area and the policies of the two local planning documents will continue to 'work together' in the best interests of the neighbourhood area and its communities.

Colyton Parish Council – Position Statement

3.8 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.

3.9 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.

3.10 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.

3.11 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.

3.12 It has given us the confidence to present a first Neighbourhood Plan for Colyton Parish that acknowledges that some growth and change through development could 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.

3.13 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 Neighbourhood Plan.

[3] 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[4] 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
- contribute 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, as incorporated into UK law

4.3 With these conditions in mind, we have consulted widely and engaged regularly with the local community and local stakeholders to understand what is needed and what it is possible to influence and effect via a set of neighbourhood planning policies. We have considered the policies of the Local Plan and assessed, based on 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 been 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 10 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**[5], 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
- Social media
- Noticeboards and established poster sites

[4] PPG = Planning Practice Guidance (see glossary)

[5] https://www.colytonparishcouncil.co.uk/archives/Consultation-Statement-March-2021.pdf

- Focus groups, topic-meetings, and workshops
- Surveys and discussions with local businesses and community groups
- 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, inclusive, 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.

4.9 Matters of concern or suggestions for community-based projects that were raised by the community, which are outside of the scope of the Neighbourhood Plan, were referred to Colyton Parish Council[6]. The Parish Council was asked to consider what action it and other agencies might wish to take to help deliver on a broader community strategy.

The Plan's Status

4.10 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.

4.11 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.

[6] https://www.colytonparishcouncil.co.uk/archives/ColytonNPlan-Community-Comments.pdf

5. The Structure of the 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[7].

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 its 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 it will be monitored and reviewed, and a Glossary which seeks to demystify some of the planning terminology used in the Neighbourhood Plan.

Companion Documents

5.8 Several documents accompany the submitted Neighbourhood Plan. We are obliged to produce a **Consultation Statement[8]** and a **Basic Conditions Statement[9].**

5.9 The Neighbourhood Plan has been 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 was sought from the local planning authority, East Devon District Council. It concluded[10] that both a **Habitat Regulations Assessment[11]** and a **Strategic Environmental Assessment[12]** should be undertaken. The Steering Group engaged fully with the assessment process. Minor, but significant, changes were made to policies in line with the recommendations of the two assessments. They include criteria to ensure the Plan does not adversely affect the integrity of the nearby Beer Quarry Caves Special Area of Conservation (SAC) or River Axe SAC and Site of Special Scientific Interest (SSSI) and Bolshayne Fen SSSI, either alone or in combination with other plans.

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[7] https://www.colytonparishcouncil.co.uk/archives/Colyton-NP-Local-Evidence-Report-08-2017.pdf
[8] https://www.colytonparishcouncil.co.uk/archives/Consultation-Statement-March-2021.pdf
[9] https://www.colytonparishcouncil.co.uk/archives/Basic-Conditions-Statement-March-2021.pdf
[10] Initial Screening Report, EDDC, February 2019
[11] https://colytonparishcouncil.co.uk/archives/HRA-Report-CNDP-March-2020-vs3-(1)-Issued.pdf
[12] https://colytonparishcouncil.co.uk/archives/NP-Environment-2020-06-08.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 Parish;
- 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[13]. 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 approved Aims and Objectives are set out overleaf. They reflect the community's neighbourhood planning and development agenda. It is this agenda that underpins the Neighbourhood Plan's policies.

[13] See Workshop Report at http://www.colytonparishcouncil.co.uk/archives/Colyton-NP-AO-Workshop-Report-Sep-17.pdf

Approved Aims and Objectives

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

Built Environment, Heritage and Design	
Aims	**Objectives**
Safeguard the character and heritage of the built environment	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
Minimise loss of greenfield sites	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

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

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

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

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

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

7. Natural Environment

Overview

7.1 Colyton Parish measures some 10 square miles 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. The Environment Agency informs us that according to the latest (2016) data the River Coly has poor ecological status, and the Umborne Brook has a moderate ecological status.

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. The proximity to the neighbourhood area of the River Axe SAC and Beer Caves SAC (Special Areas of Conservation) has also had an impact on the policies of the Neighbourhood Plan.

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 Parish is a popular walking area. The countryside, wildlife areas such as Seaton Wetlands Reserve and the variety of routes, 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. The Parish Council is active in preserving and maintaining its rights of way network and employs footpath wardens who regularly walk and report on the condition of the paths, gates/stiles etc. It is a member of the Parish Paths Partnership Scheme. Parish/town councils in the scheme receive a grant paid by Devon County Council to undertake rights of way work.

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.

Policy No. Coly1	Protecting the Natural Environment

Development proposals should:

i. avoid adversely affecting local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided; and

ii. protect and 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. wherever possible 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, and which cannot be suitably mitigated, will not be supported.

7.8 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[14]. 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. Records show that several protected species of wildlife are present. The Parish includes, for instance, a Greater Horseshoe Bat Sustenance Zone[15] and is within a great crested newt consultation zone.

7.9 The NPPF (para. 179) 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.*".

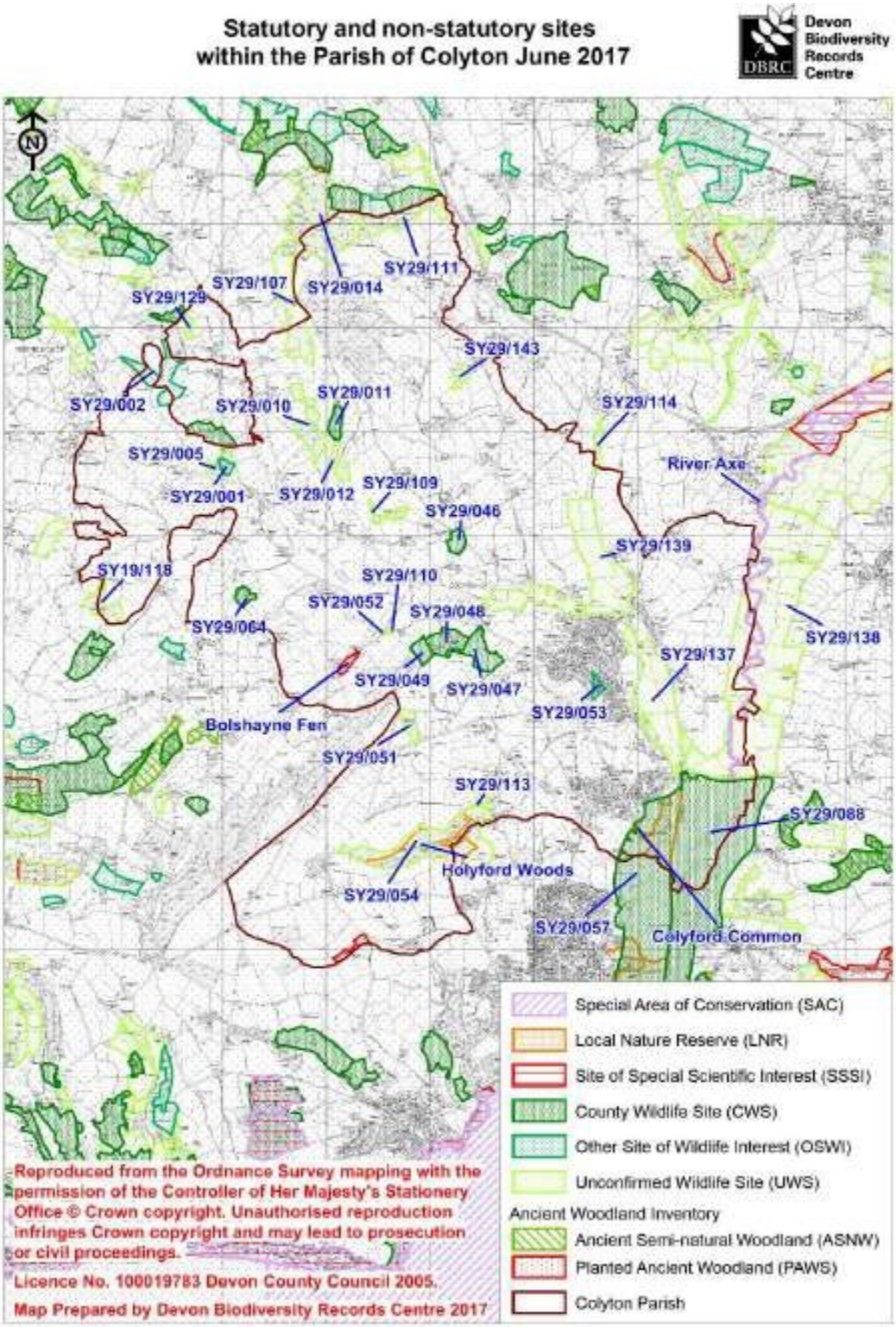
7.10 A proportion of the Parish is part of the East Devon AONB, which is protected from inappropriate development by Policy S46 of the Local Plan. Policy Coly1 is aimed at ensuring that whatever development does take place, whether it is within or close to the countryside, it recognises the significance 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 3 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 and a comprehensive list of development control species within Colyton Parish[16].

[14] https://www.devon.gov.uk/environment/wildlife/parish-biodiversity-audits/east-devon

[15] See Glossary

[16] http://www.colytonparishcouncil.co.uk/archives/Wildlife-report-Colyton-Neighbourhood-plan.pdf

Map 3 Statutory and Non-Statutory Wildlife Sites



Policy No. Coly2	Trees, Woodlands and Hedgerows

A. Areas of natural woodland (including, but not limited to, the woodlands shown on map 4) 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.

B. 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 where deemed necessary by the Local Planning Authority.

C. New development within the proximity of existing mature trees will be expected to have a tree protection plan in place before any development commences, prepared in accordance with British Standard 5837:2012. This will detail tree protection strategies to be employed during construction. An arboricultural method statement will also be required to cover any proposed works to trees or other works within their root protection areas.

D. Where development results in the unavoidable loss of trees or hedgerows, proposals must provide for appropriate replacement planting on the site, or as close as possible to it, together with a management plan for the ongoing care and maintenance of that planting. Such replacement planting should use appropriate native species with an expected mature size similar to those removed and be in the ratio of three trees for the loss of a large tree, two for a medium sized tree and one for a small tree. (See the Glossary for a definition of tree sizes.)

7.11 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*."[17]

7.12 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[18] for the quality and value of its woodlands. The management guidelines urge us:
For LCT[19] 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…*

[17] http://publications.naturalengland.org.uk/publication/5233925605556224

[18] 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/

[19] LCT = landscape character type

7.13 Map 4 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 date back to Saxon times.

7.14 Community consultation in 2018 showed strong support for a policy that recognised the importance of woodlands to the character of the Parish. 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 4 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 alongside highways and closer to the settlement areas make an equally valuable contribution to the rural setting we enjoy.

7.15 In accordance with the NPPF (para. 180), 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).

Policy No. Coly3	**Public Rights of Way**

Public rights of way in the Parish are to be protected from development.
Measures to improve and extend the existing network of public rights of way, shown on Map 5, 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.

7.16 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 5.

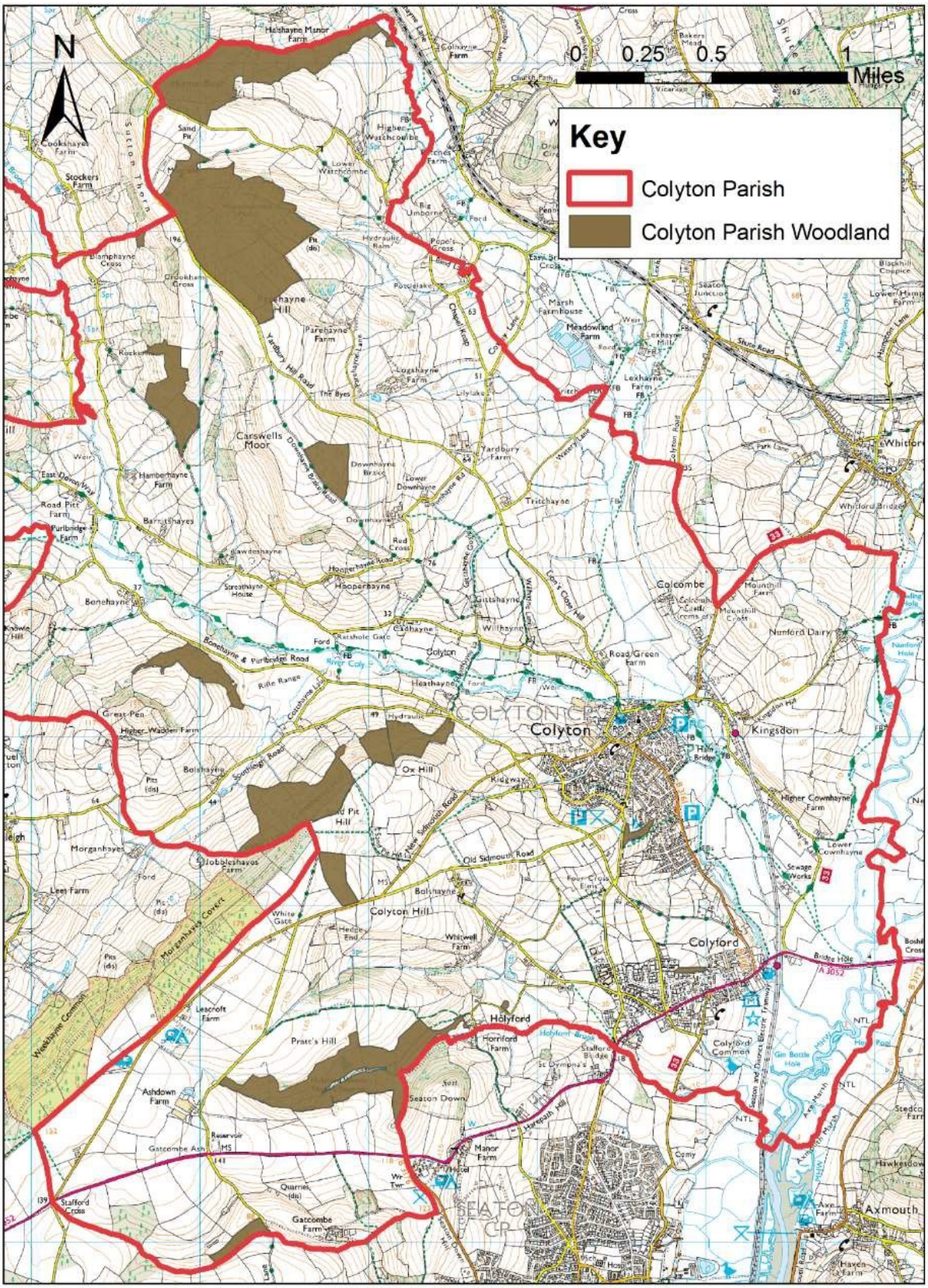
7.17 We have recently (2017) been advised by East Devon Ramblers as to the general condition of the footpath network and the issues. Whilst the local network is popular and well used, according to regular users there is: an on-going maintenance and way-marking task; a need for new footbridges over the River Coly; a need to improve accessibility for the less mobile; and potential to extend and/or re-route some footpaths.

7.18 The NPPF (para. 100) says "*planning policies should protect and enhance public rights of way and access*". Whilst the PPG[20] advises that "*public rights of way form an important component of sustainable transport links and should be protected or enhanced*".

7.19 Policy Coly3 is generally supportive of improvements and enhancements to the public rights of way 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.

[20] Planning Practice Guidance para. 004 Reference ID: 37-004-20140306

Map 4 Main Woodland Areas



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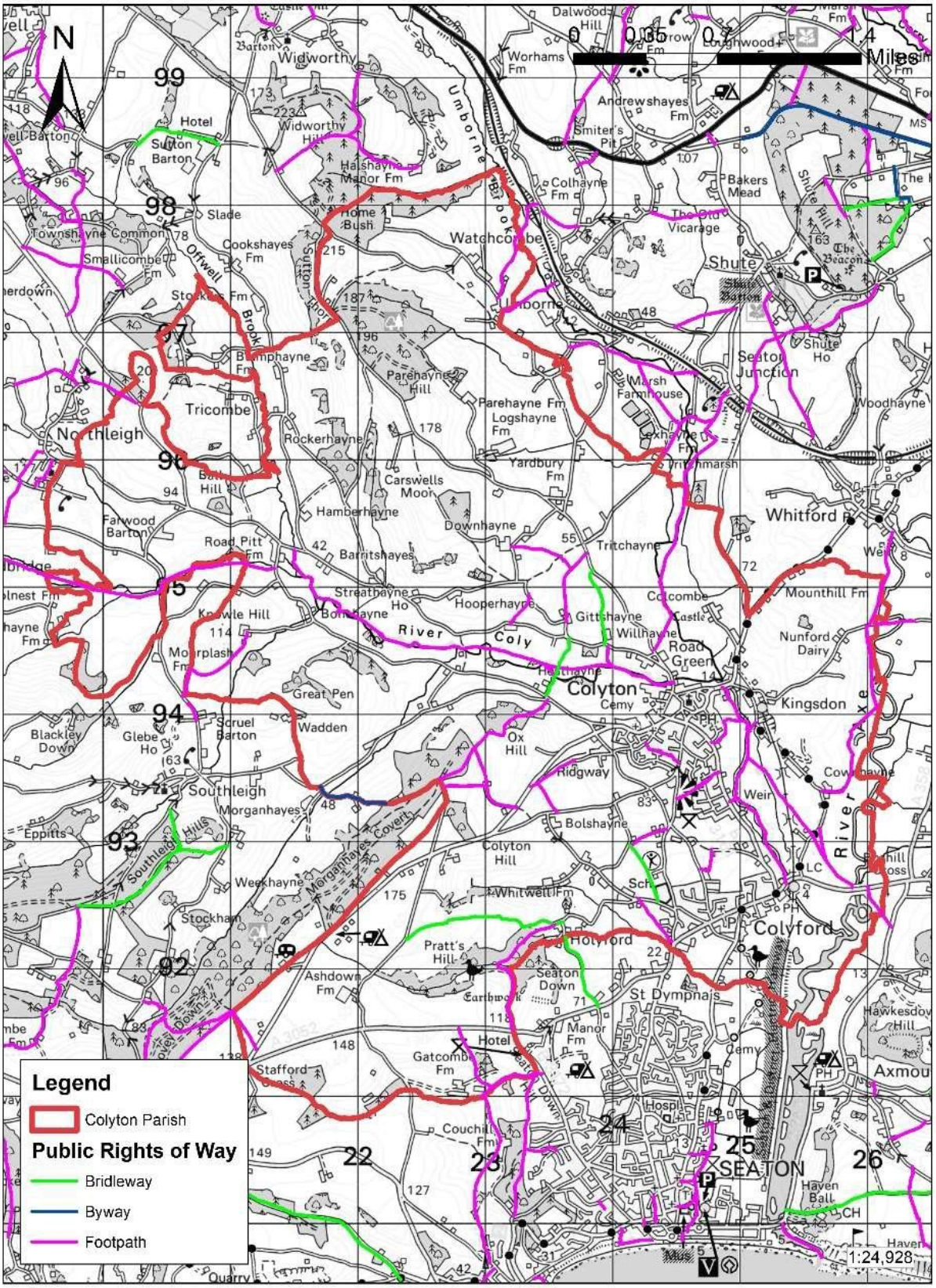
Map 5 Public Rights of Way



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Policy No. Coly4	Green Wedges

The Green Wedge areas (shown on Map 6) are fundamental to retaining and protecting the special character and setting of Colyford and Colyton within the neighbourhood plan area.

Development proposals in the designated Green Wedge areas will not be supported unless it can be demonstrated that it will not add to existing sporadic or isolated development in the open countryside or harm the character of these areas, and development is:

i. for the purposes of agriculture, horticulture, or forestry; or
ii. within the curtilage of a site that is already in residential, employment use; and
iii. small in scale, proportionate to its location and appropriate in type; and
iv. complies with the requirements of Strategy 8 of the East Devon Local Plan.

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 parts of the Parish as a 'Green Wedge' (see Map 6). 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*"[21]. The area that is subject to Local Plan Policy S8, within the Parish is shown on Map 6. The green wedge between Colyford and Seaton extends to the south of the Parish.

7.21 The Green Wedge designation was supported by Colyton Parish Council when it was proposed and is still considered to be relevant and of significant importance. It serves several vital functions that are not dissimilar in purpose to a green belt i.e.

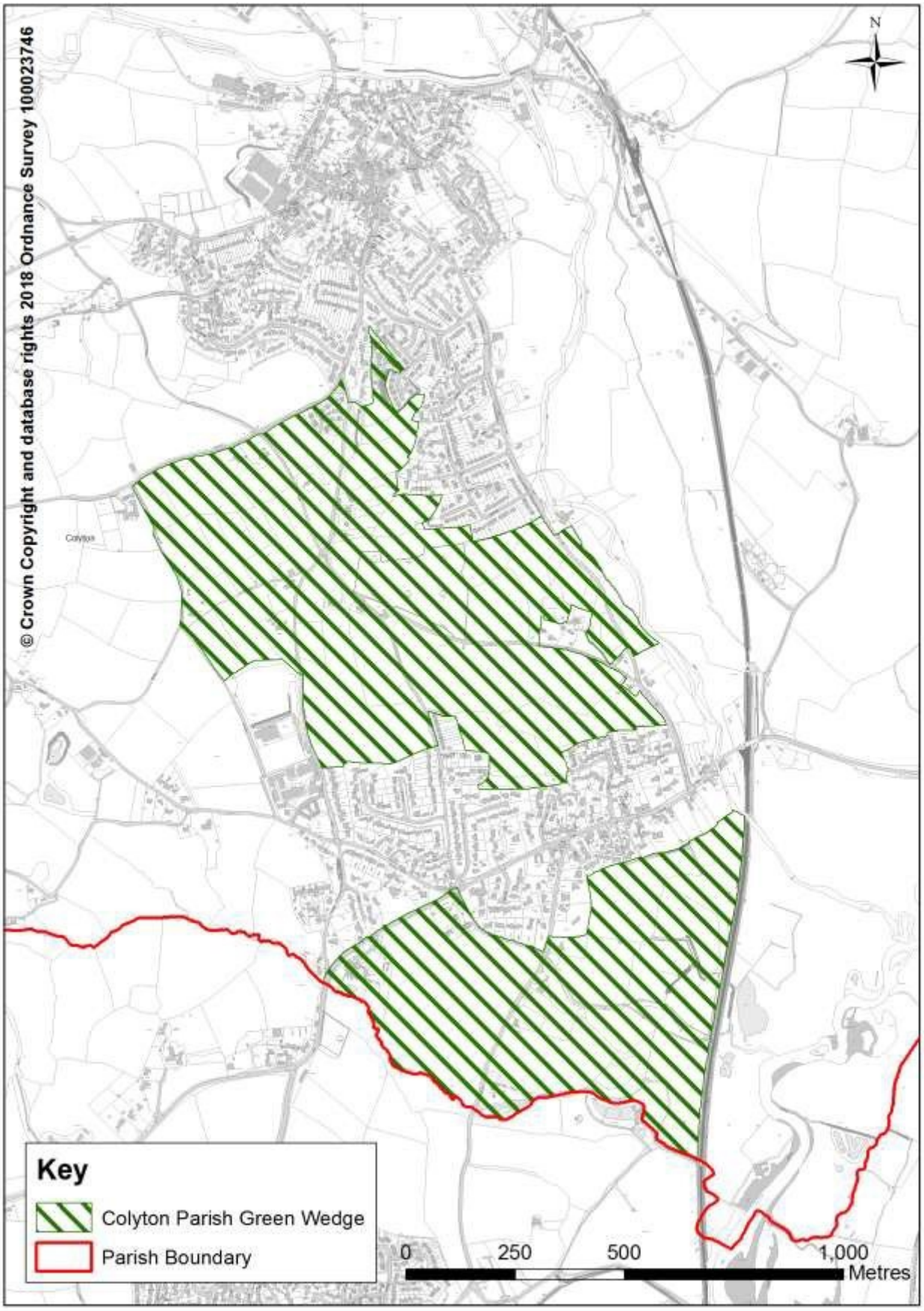
- to prevent coalescence and neighbouring settlements from merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of the area and its historic settlements

The green wedge areas shown on Map 6 are an important local planning designation and are considered to be the minimum local land mass required to ensure the separation of local settlements. Consultations carried out during the preparation of the Neighbourhood Plan have demonstrated how strongly the community feels about this matter and how much the Green Wedge areas are valued for their role in sustaining the unique character of the area.

7.22 Policy Coly4 is an endorsement of the Local Plan Policy S8, but makes it plain that, isolated new development or incursions into the green wedge area will be resisted. We recognise there may be a need and justification for small-scale development in the interests of ensuring that existing properties and businesses within the Green Wedge can continue to function properly. Any such development should be subservient to other buildings within the curtilage, sympathetic in character to its setting and not visually intrusive.

[21] East Devon Local Plan 2013-2031 http://eastdevon.gov.uk/media/1772841/local-plan-final-adopted-plan-2016.pdf

Map 6 Green Wedge Areas



Policy No. Coly5	Local Green Spaces

The areas listed below are designated as Local Green Spaces:

A. Bridge House Garden
B. Colyford Play Park
C. Colyton Community Woodland and Picnic Site
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, Colyford

Inappropriate development on any of the Local Green Spaces designated in this policy will only be supported in very special circumstances.

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 green spaces 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. 101) 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 7a and 7b) have been assessed as meeting the required criteria (of paragraph 102 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[22]). The following sites are designated as Local Green Space and subject to policy Coly5. Development on sites designated as local green space should be limited to that which is deemed appropriate by being ancillary to its existing recreation or amenity use. Exceptional circumstances will not exist unless the potential harm to the designated space by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations such as where the public benefit would clearly outweigh the loss. In these instances, the local green space to be lost should be replaced by alternative green space that will benefit the community and the area. Several of the sites are maintained by the Parish Council for the enjoyment of residents.

Bridge House Garden, **Station Road (Site A)**

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.

[22] Colyton Parish Local Green Space Assessment Report http://colytonparishcouncil.co.uk/archives/Assessment-Local-Green-Spaces.pdf

Play Park, Whitwell Lane, Colyford (Site B)

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.

Colyton Community Woodland and Picnic Site (Site C)

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[23] 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 (Site D)

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 (Site E)

7.30 Road Green is an attractive unspoilt open green space, surrounded by mature trees with seating and picnic tables close to the River Coly. It includes an enclosed children's play area designed for younger children. The playground serves as a destination for young families in the area.

St Andrew's Churchyard and Garden, Lower Church Street (Site F)

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 a small, secluded garden and rest area that provides a good view of the Church and its churchyard.

St Michaels Churchyard, Colyford (Site G)

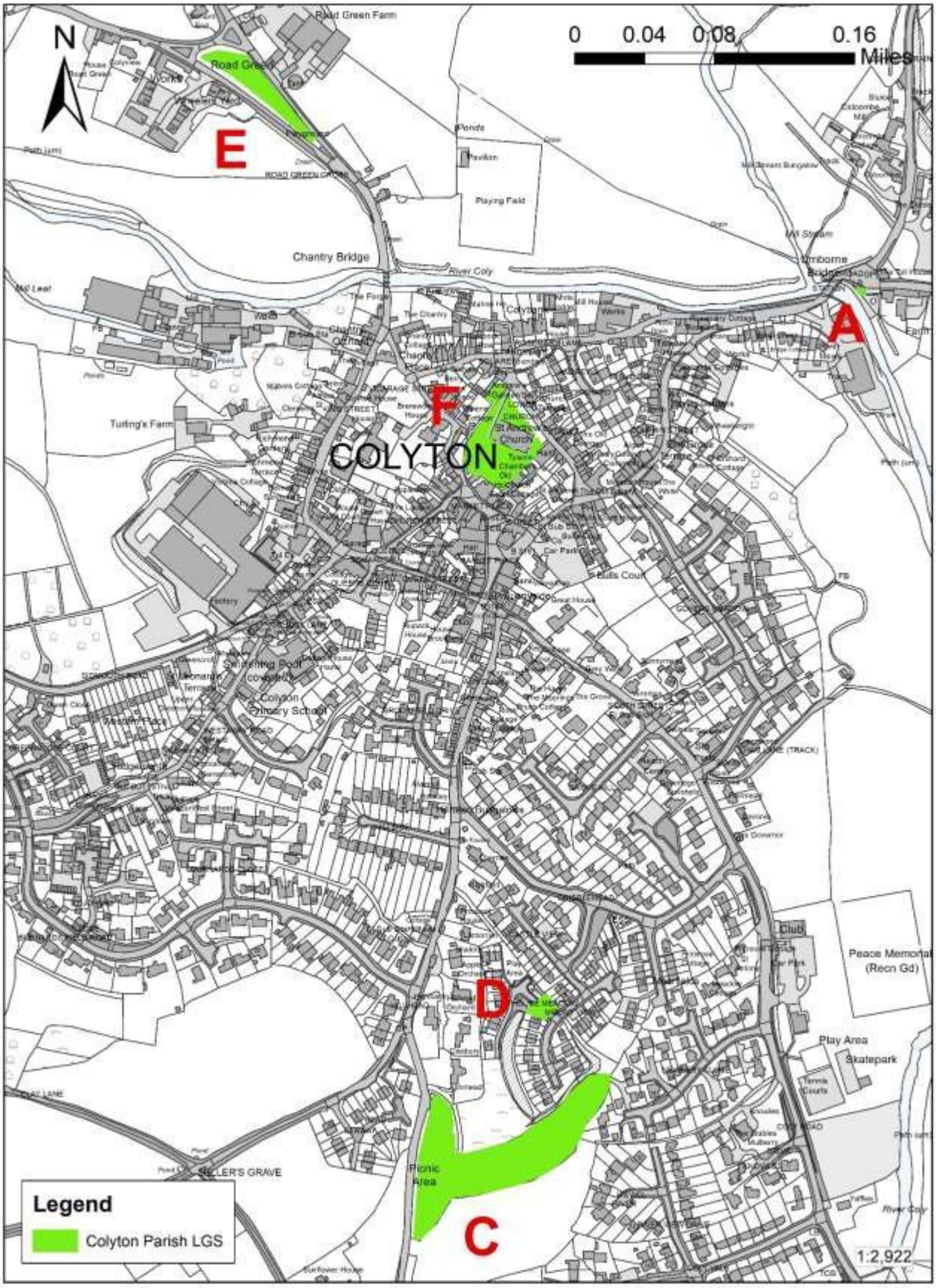
7.32 The churchyard is now laid out as a grassed area that provides a public green oasis within a densely developed historic built environment. The churchyard is an important part of the area's heritage and now provides for an attractive green and quiet open space in the centre of the village.

The Elms Amenity Area (Site H)

7.33 Is a long-established amenity space that serves a variety of community recreation purposes for residents of the estate. It is owned by the residents of The Elms who take on the responsibility of maintaining it.

[23] BTCV = British Trust for Conservation Volunteers, now known as TCV, The Conservation Volunteers

Map 7a Local Green Spaces, Colyton



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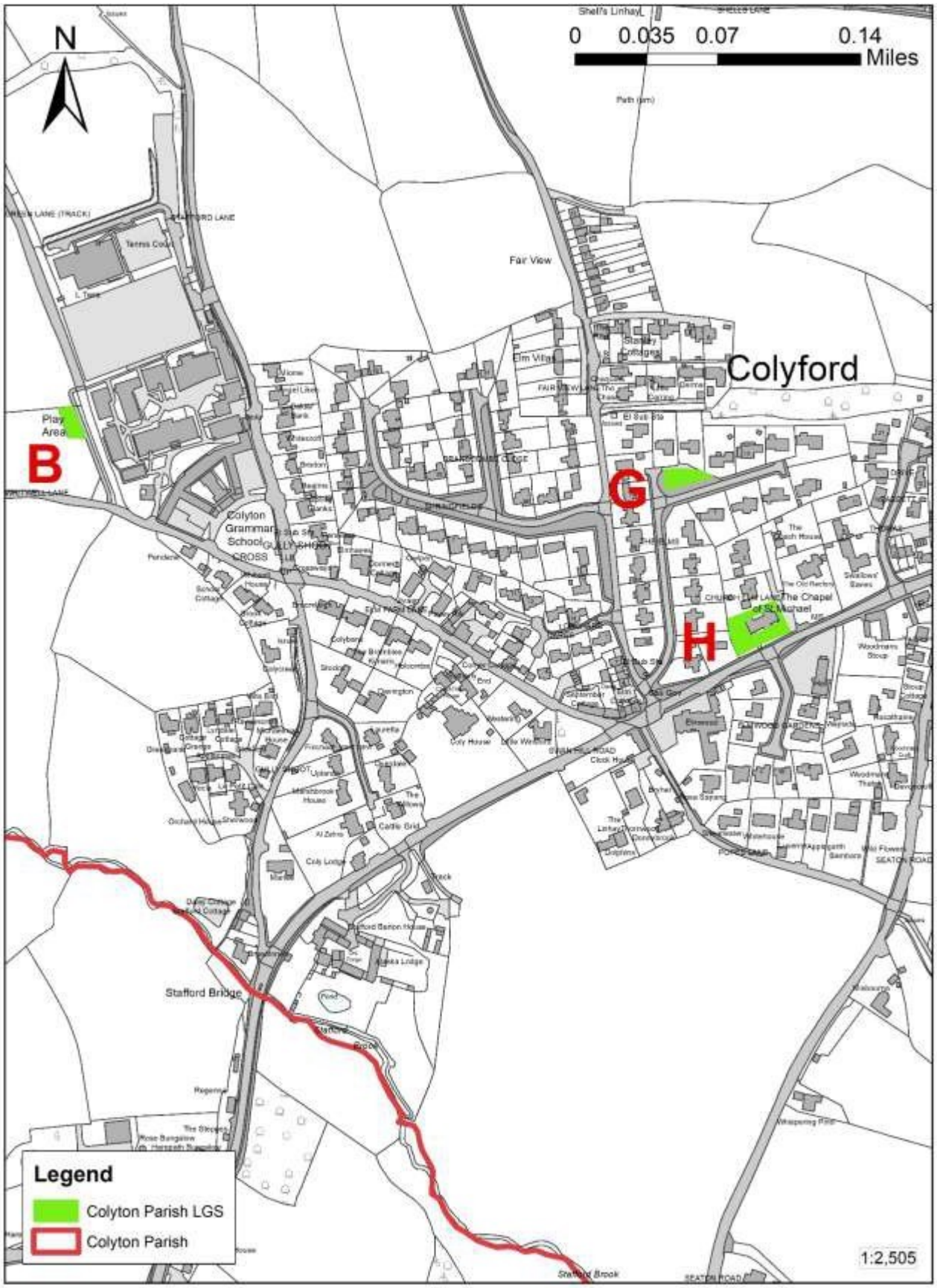
Map 7b Local Green Spaces, Colyford



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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. In contrast, 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[24], of which 21 are in Colyford, 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[25] 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 adopted East Devon Villages Plan (2018), 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. Colyford is classed as countryside.

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."* We have been informed by the local planning authority that, at December 2018, the 'Housing Requirement Figure' based on the strategies in the Local Plan "*remains as zero for Colyton*"[26].

8.5 The latest Housing Needs Survey of October 2017[27] identified around 36 local households with a requirement for affordable housing, 30 of whom could only afford to rent, rather than purchase a home. The Parish Council commissioned the assessment 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.

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[24] Formerly English Heritage

[25] Small Towns and Villages Development Suitability Assessment 2014, East Devon District Council, 2014 https://eastdevon.gov.uk/media/2883008/small-town-and-village-assessment-2014.pdf

[26] Email from Neighbourhood Planning Officer, East Devon District Council, 12th Dec 2018

[27] http://www.colytonparishcouncil.co.uk/archives/HN-survey-report-Colyton-2017.pdf

8.6 Homes England acquired the 3.06ha. former Ceramtec factory site in Colyton in 2017. Given its scale and location, the redevelopment of the Ceramtec site has the potential to fulfil the short- to medium-term need for affordable housing and provide sufficient open market housing to satisfy the local housing demands in the Parish as well as provide for small scale business development. The last Housing Needs Assessment for the Parish took place in 2017. Its findings were soon out of date. Housing needs change regularly. To accompany all major housing development proposals an up-to-date assessment of local housing needs should be made.

Our Neighbourhood Plan Policies and their Explanation/Justification

Policy No. Coly6	**Sustainable Development**

Development within the Built-Up Area Boundary will generally be supported provided it:

- **i. makes an appropriate use of a brownfield site, or**
- **ii. is infill and predominantly surrounded by existing development; and**
- **iii. is of sustainable design and construction to minimise the impact on climate change; and**
- **iv. there is no harmful impact on the Conservation Area and/or Heritage Assets.**

For all developments in the neighbourhood area, including extensions and alterations to existing properties that require planning permission:

- **v. buildings should be designed to a high level of energy efficiency aiming towards zero carbon;**
- **vi. the development proposal should be appropriate to its setting in terms of scale, height and massing and choice of materials;**
- **vii. measures to improve biodiversity should be incorporated into new development including, but not limited to, bee bricks, bat and bird boxes and hedgehog highways; and**
- **viii. proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.**

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 8), which is considered appropriate to accommodate growth and development. It has been defined using the standard criteria adopted for the task[28]. 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*".

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*".

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

[28] http://eastdevon.gov.uk/media/1792814/revised-buab-methodology-feb-16.pdf

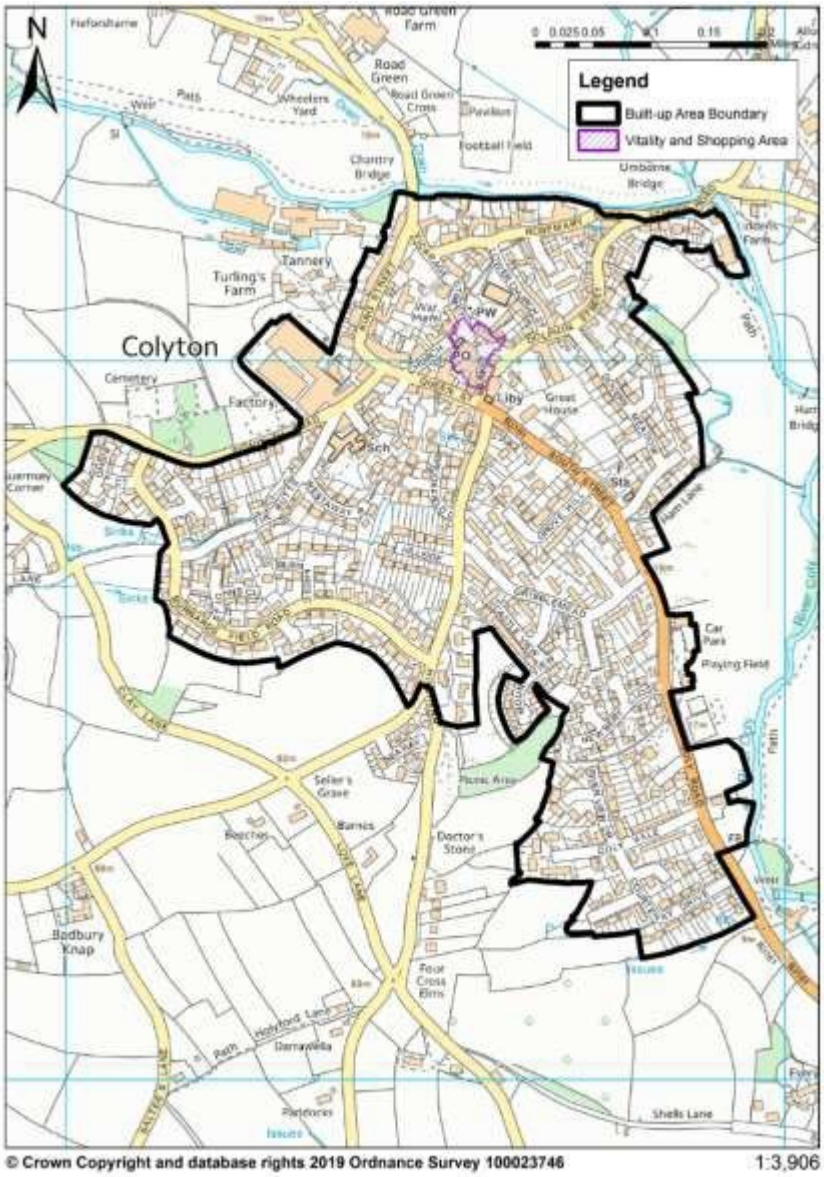
and the overall development strategy for the Parish, as long as we remain in conformity with the area's strategic planning policies.

8.10 After due review and consideration of the housing requirements set by the Local Plan (see paragraph 8.4), it has been concluded that further housing development in the Parish should generally be restricted to land within the defined built-up area of Colyton.

8.11 Policy Coly6 acknowledges our support for the Local Plan and NPPF (para. 120), which gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. It provides support in principle, for development within the Colyton built-up area boundary, provided it is appropriate in scale and meets the sustainability criteria.

8.12 Policy Coly6 requires all new developments to be cognisant of the latest advice on sustainability. Buildings should be designed in accordance with the Government's latest advice on achieving net zero carbon. Developers should consider the advice of the RSPB on how to integrate bee bricks, bat and/or swift boxes within all suitable buildings. Advice on designing out crime, disorder and anti-social behaviour is available from Devon and Cornwall Police.

Map 8 Built-Up Area, Colyton (from page 18 East Devon Villages Plan, adopted 26th July 2018)



8.13 In describing the built-up area we are also confirming support for Strategy 7 of the East Devon Local Plan which classes the rest of the Parish of Colyton, including the village of Colyford, as countryside where development should be severely restricted and will only be permitted where it is in accordance with a specific Local Plan or Neighbourhood Plan policy.

Policy No. Coly7	Housing Development within the Built-up Area Boundary

New housing development within the Colyton Built-up Area Boundary will be supported provided the:

i. **design and layout are generally in keeping with the character of the town and existing development around the site;**
ii. **boundary treatments complement the character of the area;**
iii. **opportunities to provide safe and secure pedestrian and cycle links throughout the development, and to and from other parts of Colyton are incorporated;**
iv. **opportunities to re-use existing buildings on the site are utilised wherever possible; and**
v. **the mix of housing sizes and tenures reflects local needs and contributes to the diversity of the area's housing mix.**

8.14 The NPPF (para. 127) recognises that "*neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development*". Moreover "*design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics*".

8.15 The community has recently been enabled to express its views through a series of community consultations on aspects of the developing Neighbourhood Plan and, in parallel, on the emerging redevelopment proposals for the site of the former Ceramtec factory that has been disused since 2015. The Ceramtec consultation event in February 2018, at which some initial concepts and plans were displayed, attracted a great deal of interest. This was not unexpected since the 3ha. site presents 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. Local consultation events held about the 1st Version of the Neighbourhood Plan also featured the Ceramtec masterplan that was part of an application for outline planning consent submitted to the local planning authority in August 2018. Many comments were received on how the Ceramtec site should be developed, how it could make a positive impact on the town and the wider area. These comments along with others that related to housing development generally have helped inform the content of policy Coly7.

8.16 Policy Coly7 reflects a community consensus on future housing development within the town of Colyton. It follows national Planning Practice Guidance and seeks to promote the undeniable local character of the townscape and landscape of the area "*by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation*" [29]. It seeks to ensure that the features and assets of any development site are respected and incorporated in the development proposals wherever possible. It requires new development to make adequate provision in design and layout to ensure the safety of pedestrians and cyclists. Importantly, it wants new housing development to have local relevance in terms of meeting needs and widening choice.

8.17 New homes should be designed to address climate change issues in a meaningful way. We will encourage developers to achieve compliance with current specifications for passive house or zero carbon construction in order to provide high quality, low carbon accommodation.

[29] PPG para. 007 Reference ID: 26-007-20140306

Policy No. Coly8	Rural Exception Site

Proposals for a Rural Exception Site in accordance with East Devon Local Plan Strategy 35 will only be supported where it:

i. **is a small development which reflects the character, appearance, and scale of the adjacent settlement; and**
ii. **is in conformity with other policies in the development plan; and**
iii. **provides affordable housing to meet identified local need; and**
iv. **will not have a harmful visual impact on its setting or the landscape; and**
v. **where relevant, it brings redundant or vacant historic buildings back into beneficial re-use.**

Affordable housing should make up a minimum of 66% of the site and market units will only be considered where they are essential to enable the delivery of affordable units.

8.18 The most recent housing needs assessment[30] carried out in 2017 indicated that Colyton Parish needed to provide 36 affordable homes over the following five years, if local young people and others in housing need are to make a future in the Parish. It confirmed what the community has long recognised that there is an accessibility and affordability problem for many young households.

8.19 National planning policy is encouraging of exception site development as a means of achieving "*small sites used for affordable housing in perpetuity".* Exception sites are regarded as those that would not normally be used for housing under prevailing planning policies. The NPPF (para. 78) supports rural exception sites and (para. 71) advocates support especially for "*entry level exception sites",* which are specifically for first-time buyers (or equivalent, for those looking to rent).

8.20 The community of the Parish has recently (April 2018) formed the Colyton and Colyford Community Land Trust, which has been created to help tackle access to housing for young people and other issues of priority to the community. Policy Coly8 is supportive of such initiatives if the development is small (up to 15 dwellings), adjacent to existing settlements and does not compromise the protection given to areas or assets of particular importance such as the Green Wedge and AONB. Development proposals should deliver housing at densities that reflect the specific characteristics of the site and its surrounding area. The development should align to Strategy 35 of the Local Plan, which allows market housing on the site if it is essential for viability reasons; providing affordable housing is a minimum of 66% of the scheme.

8.21 Colyton Parish Council has long resisted development above the 200-foot contour to protect the skyline and the visual impact of development on the setting of the town of Colyton. It will continue to do so.

[30] http://www.colytonparishcouncil.co.uk/archives/HN-survey-report-Colyton-2017.pdf

Policy No. Coly9	Parking Provision for New Housing Development

A. New residential development should provide:

i) at least one off-road car parking space for one-bedroom homes and two off-road car parking spaces per homes with two or more bedrooms; and

ii) at least one cycle parking space for one-bedroom homes and two cycle parking spaces per homes with two or more bedrooms.

B. Parking provision for major developments should be contained within the site boundary and include charging points for electric cars.

C. For minor developments, on-site parking provision of fewer car parking spaces per home than required by clause A above will only be permitted:

i) where the provision of the parking requirements set out above would prejudice the viability and/or deliverability of the site; and

ii) alternative and reasonably accessible car parking arrangements can be demonstrated and which themselves do not add to on-street parking.

D. The layout of all major developments should incorporate adequate additional off-street visitor car and cycle parking spaces, and accommodate delivery vehicles, or other forms of logistical support, without adversely impacting upon traffic circulation or road safety.

E. Permeable materials for surface parking areas should be used where practicable.

8.22 On-street parking is a big problem in and around the town of Colyton. It often proves to be insufficient to accommodate the demand from residents, businesses and visitors. It also disrupts traffic flows and creates safety problems on local roads. We do not want new residential development to add to the on-street parking problem. Unfortunately, some recent new developments have been inadequately provided with off-street parking. Community consultation for the Neighbourhood Plan highlighted how on-street, and on-pavement, parking at some new developments has caused blockages and threatened road safety. Policy Coly9 seeks to ensure that this will not occur with further new housing developments.

8.23 Car ownership, particularly in rural areas, shows no sign of decreasing. We want to ensure that new residential development reflects the realistic demand for parking spaces and that the impact of on-road parking is minimised. For new residential developments, enough parking space should be provided within the curtilage of individual family dwellings or nearby, for occupants and their visitors and callers, which allows adequately for current car ownership levels and usage and modern lifestyles.

8.24 Home-delivery vehicles are a necessary part of the modern retailing, with online shopping growing in popularity. On major housing developments we encourage the provision of short-term off-road visitor parking areas in appropriate locations within the development. Such parking areas should be adequate for delivery vehicles, in the interests of road safety and the free passage of traffic especially emergency service vehicles.

8.25 Policy Coly9 seeks to establish a satisfactory minimum level of off-road vehicle parking provision which, combined with a pedestrian-friendly layout, will ensure local roads within and around new residential developments are neither congested nor a safety hazard for pedestrians or road users.

8.26 Visitor parking standards and space for delivery vehicles should follow the guidance offered by the Government in its Manual for Streets[31] and conform to the prevailing standards of the Highway Authority.

[31] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdf manforstreets.pdf

8.27 In accordance with the NPPF (para. 107), which states that "*policies should take into account… adequate provision of spaces for charging plug-in and other ultra-low emission vehicles*", the policy also requires developers to be mindful of the growing demand for re-charging facilities for householders' and visitors' vehicles.

8.28 We note the Government recognises that "*the imposition of maximum parking standards lead to blocked and congested streets*". As a result, the advice now is that local planning authorities should "*only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage the local road network*"[32]. We believe that Colyton Parish does need to set minimum standards so as not to exacerbate a recognised problem.

[32] Ministerial Statement, DCLG, Mar 2015

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, curriers, 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 Colyford is confined mainly to the remaining main road commercial businesses. The long-established wholesale Patisserie on Holyford Lane, together with the Grammar School and its Leisure Centre, are significant local employers in Colyford.

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, developing and manufacturing a range of advanced ceramic components. 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 now 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 premises 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 In 2020, work began on the Old Town Mill on Rosemary Lane in Colyton to create eight business units. This complex of buildings has lain semi-derelict for many years. Its regeneration is expected to have a positive impact on the local economy.

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 town 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 town centre.*"[33] The level of viability of

[33] https://eastdevon.gov.uk/media/2558248/edvp-adopted-version.pdf

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. It has a general store and post office, a butcher, two pubs, one hotel restaurant, a cafe, a cycle repair shop and, away from the centre of the village, a patisserie.

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 by private car. There is very limited public transport for any possible commuting purpose.

9.9 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.

9.10 The local economy benefits from being a tourist destination. Visitors are drawn here because of the area's natural beauty, its heritage, and its unique reputation! A programme of annual events, such as Colyton Carnival Week, the Colyford Goose Fayre and Beating of the Bounds, attract considerable numbers of tourists. The Parish is fortunate to be served by the Seaton Tramway in the summer months, which travels between Seaton, Colyford and Colyton and is one of Devon's major tourist attractions, carrying over 100,000 passengers a year. We seek to develop the Parish's tourism offer further through sustainable development that takes advantage of the existing assets of the area.

Our Neighbourhood Plan Policies and their Explanation/Justification

Policy No. Coly10	**Employment Uses**

Proposals for the change of use of existing business premises away from employment activity will be resisted unless it can be demonstrated that its existing use is no longer economically viable, and all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at least 12 months.

Development proposals to provide employment opportunities in 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;
iv. do not adversely impact upon road safety; and
v. do not harm the convenience, vitality, or viability of existing town and village centre commercial uses.

9.11 Maintaining a healthy local economy is important. Encouraging small enterprise and facilitating more homeworking are important facets of our economic strategy. We are encouraged by the NPPF (para. 84) to take a positive approach to sustainable new development and enable "*the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings*".

9.12 There is a strong presumption against the loss of business premises or land which provide employment and are of demonstrable benefit to the local community. Applications for a change of use to an activity that does not provide employment opportunities should only be permitted if it is demonstrated that the business premises or land in question have not been in active use for at least 12 months; and during that period they have been actively and continuously marketed at a realistic and viable price and that no sale or let has been achieved and, therefore, there is little or no prospect of the premises or land being reoccupied by an employment generating user.

9.13 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[34] – 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 town 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*".

9.14 Policy Coly10 supports development that creates business space and activity, that would not be regarded as "*main town* [or 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.

Policy No. Coly11	**Tourism Development**

Proposals for the development and expansion of tourism-related businesses (see definition in Glossary) will be supported providing that:

- **i. the scale of development is proportionate to existing activity in the Parish and the immediate locality;**
- **ii. the potential impact on neighbouring residential properties is acceptable, having regard to potential noise and disturbance;**
- **iii. they respect the area's heritage and historic character;**
- **iv. they do not have a significant adverse impact on the character of the landscape and are mitigated as appropriate by landscaping and visual screening; and**
- **v. traffic, access and highway matters are satisfactorily addressed.**

9.15 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 good time, visitors are welcome to join us and encouraged to do so. Tourism is important to our local economy. It also contributes to the general feeling of wellbeing we experience as a community.

9.16 The area has a unique history. We have a strong Colyton Parish History Society, a Heritage Centre[35] 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.

9.17 The NPPF (para. 84) 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.

[34] https://eastdevon.gov.uk/media/2558248/edvp-adopted-version.pdf

[35] http://colytonheritagecentre.org/

9.18 Policy Coly11 supports development proposals that contribute to improving our tourism offer in an appropriate manner. Community consultation in 2018 revealed strong support for tourism that is related to the area's unique history and character, which is reflected in its buildings, infrastructure, and several annual events. The community is happy to share all this with the world at large and for the local economy to benefit, as long as any tourism development respects the heritage and local character of the area.

9.19 Policy Coly11 is also supportive of farm-based tourism development if it is sustainable. Sustainable tourism is a commitment to having a low impact on the surrounding environment and community. This means it should be small in scale, sympathetic to the rural character of the area and non-intrusive. Uses which require extensive tracts of land and the construction of many buildings and/or other structures, are not considered appropriate.

Policy No. Coly12	Tramway Links

Measures to improve pedestrian links between the tramway stations and the centre of the settlement areas of Colyford and Colyton will be supported.

9.20 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 traverses beautiful countryside, stopping at the Tramway Station by the White Hart Inn at Colyford before proceeding to the Tramway Terminus at Colyton, which occupies the former Railway Station and includes the Tram Stop Restaurant. Work is underway to create an additional 'halt' to serve the Wetlands. With a dedicated car park at the Colyton Terminus, the tramway offers an alternative way for parishioners 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.

9.21 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. At Colyford too, the tram station is on the edge of the village, which also has inadequate safe footpath links alongside the A3052.

9.22 The NPPF (para. 104) says, in plan-making, we should pursue opportunities to promote walking, cycling and public transport use. Policy Coly12 is supportive in principle of measures, where opportunities exist, to improve pedestrian links, between the Tramway Terminus and Colyton town centre and between the tram stop at Colyford and the village centre, by creating a more direct and accessible route, by increasing pedestrian safety and generally making the journey on foot to and from the Tramway stops more appealing to visitors and more encouraging to local people.

Policy No. Coly13	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 practicable, all new residential, educational and business premises development will be required to make provision for highspeed broadband and other communication networks.

9.23 The NPPF (para. 114) wants to see plans "*support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections*".

9.24 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. Community consultation in 2018 demonstrated widespread frustrations and demand for a much better service, which is now thought to be essential.

9.25 Our policy Coly13 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*"[36].

[36] 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 and farm 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 and recently installed Vehicle Activated Signs (VAS) to promote compliance with the speed limit.

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 a 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. In Colyford, the traffic issue relates to the periods at the beginning and end of the Grammar School day during Term time.

10.4 Colyford and Colyton are served by a limited but regular bus service during the weekdays and on Saturdays. Some of these provide direct links with the neighbouring towns of Axminster and Seaton and local villages. There are no direct links to Sidmouth, Exeter or Lyme Regis. There is discernible frustration in both Colyford and Colyton about the level/frequency and coverage of public transport services and concerns especially about the difficulty and extended time it can take to travel to many health services without the use of a private motor car.

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. The Stop Line Way would provide a multi-User route between Colyford and Axminster. Much frustration was expressed by the community during consultation for the Neighbourhood Plan about the lack of progress on the Stop Line Way. Completion of this is a community priority.

10.6 Community consultations undertaken during the preparation of the Neighbourhood Plan have also highlighted the on-going 'vehicular traffic' issues experienced in the vicinity of local schools, especially at the beginning and end of every school day during term-time. The traffic issues associated with both the Grammar School and Colyton Primary School have been regularly drawn to the attention of the Parish Council. Discussions have been held with the schools to explore ways to reduce the problems in the interests of safety and the relief of localised congestion. There are no simple and straight-forward solutions. The Parish Council will continue to liaise with the schools, the Highways Authority, and other interested parties in the hope of arriving at ways to ameliorate the situation. The loss of countryside for additional school parking, car or coach parking and/or drop-off/pick-up space is not a solution that has community support.

10.7 Back in 2008 a community survey, for the Colyton Parish Plan[37], 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. Community consultations have shown that priorities have not changed:

- 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

10.8 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.

Our Neighbourhood Plan Policies and their Explanation/Justification

Policy No. Coly14	**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.

10.9 We support the more general use 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 and suitable public transport services are provided which go to places that residents want to go or need to visit.

10.10 We are encouraged by the NPPF (para. 112) to promote public transport use. Policy Coly14 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.

[37] http://eastdevon.gov.uk/media/253754/colyton-parish-plan.pdf

Policy No. Coly15	Walking and Cycling Routes

Proposals to:

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

will be supported.

Where appropriate, proposals will be required to demonstrate that measures will be put in place to protect wildlife and opportunities to enhance wildlife habitats and corridors will be taken.

Routes earmarked by the Parish Council for the provision of safe walking and cycling will be safeguarded.

10.11 We want people to get around much more often 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 Way through the Parish, part of Sustrans National Route 33 from Bristol to Seaton, is essential to maximise the benefits, including safety, to tourism and local cyclists, and to encourage the expansion of off-road cycle routes, especially to Axminster and Seaton.

10.12 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. There has long been a desire to see a car-free riverside route for pedestrians and cyclists linking Colyford and Colyton. In Colyford, the lack of footways on the A3052 from The White Hart to Coly Road and from Popes Lane to Gully Shoot are equally challenging to pedestrians. Access to the Wetlands too requires local people and visitors to walk from Colyford along a relatively busy Seaton Road, with no pavement.

10.13 We are encouraged by the NPPF (para. 92) to allow for easy pedestrian and cycle connections within and between neighbourhoods. The only practical way to do this may be to create a network of 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.

10.14 Within the settlement areas, pedestrians and cyclists are ill-served. Pavements in the centre of Colyton are either narrow or non-existent. Residents are used to sharing the road with motor and other vehicles, tourists and visitors are less so. In Colyford, 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.

10.15 Policy Coly15 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.

Policy No. Coly16	Public Car Parking

Proposals for public car parks, or public parking areas as part of new developments, within the Colyton built-up area boundary, will be supported 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.**

The provision of electric vehicle charging outlets at public car parks and at other suitable locations to serve public demand will be supported.

10.16 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 could make a significant contribution to a wider strategy, which seeks to minimise the negative impact of the motor vehicle on town and village-life.

10.17 Parking is a problem experienced daily by many residents of Colyton. It is widely accepted that Colyton is short of public car parking spaces and areas. 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. The Parish Council is committed to undertaking further consultation specifically on how to improve parking options in the Parish.

10.18 Ensuring new development does not contribute further to the problems, is addressed by policies elsewhere in the Neighbourhood Plan. Creating further off-road parking opportunities is another policy-area. There is little doubt that more public parking sites, that are regulated properly, would benefit residents and the local economy, and be much appreciated by visitors.

10.19 The provision of further public parking areas for Colyton would be consistent with the NPPF's (para. 84) 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. The NPPF (para. 108) also encourages us, in town centres, to "*seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists*".

10.20 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 Coly16 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.

10.21 The Government has decided to ban the sale of new diesel and petrol cars by 2030, as part of its efforts to tackle air pollution. The growth of electric vehicles will likely accelerate as technology allows them to travel greater distances on a full charge. We are expecting that more and more of the area's residents', businesses', and visitors' cars will be electric in the next few years.

10.22 Wherever appropriate, new development should include electric vehicle charging outlets to serve the occupiers, users and visitors to the development. As Colyton is a destination for many visitors, it seems logical and sensible to ensure that we provide adequate public vehicle charging facilities alongside other tourist/visitor services and facilities. In accordance with the NPPF (para. 107), policy Coly16 supports the provision of electric vehicle charging outlets in suitable locations, which can be accessed by visitors and residents alike without causing nuisance to adjoining uses and adding to any existing traffic/parking problem in the locality.

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[38] it is a sustainable community. Colyford is less well-provided but, for a small village, it is fortunate to have the Memorial Hall, Church and the Grammar School as well as a shop together with butchers and post office, 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, although the future of community hospitals is in doubt. 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. There is a concern amongst the community that several existing facilities will not be able to cope with increased demands. 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. It prospers today as a 'selective co-educational academy' that draws a majority of its pupils from outside the neighbourhood area.

11.5 Excellent sports facilities are provided for both adults and children by 'Leisure East Devon' at Colyton Leisure Centre in Colyford, which is owned by Colyton Grammar School and leased to East Devon District Council. The Centre has a variety of spaces, pitches and courts available for hire. It offers a range of classes. Although public access and use has been much reduced in recent times because of School demands. 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 two pubs in Colyford and three 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.

[38] http://eastdevon.gov.uk/planning-libraries/villages-plan-document-library/chapter2.1/sa012-small-towns-villages-sustainability-assess-2013-1.pdf

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.

Our Neighbourhood Plan Policies and their Explanation/Justification

Policy No. Coly17	Community Horticulture

The use of redundant land for community allotments, orchards and community horticulture initiatives in suitable locations 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, and it is equally accessible and of a similar quality.
Proposals for built development on allotment 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.
Proposals that have an adverse impact on nature conservation and biodiversity will not be supported.

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. 93). Community consultation in 2018 has shown strong support for additional community-based horticultural opportunities.

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. At the beginning of 2021 there was a small waiting list for allotments. The availability of such facilities encourages healthier lifestyle and healthy leisure pursuits. If the trend of providing smaller gardens on new developments continues, this exacerbates the need for an increased supply of allotment or community gardening space.

11.10 Policy Coly17 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. This starts with the availability of sites, and we believe that land within reasonable walking distance of residential areas where there is a demand, which has no current use, should be a focus for such activity.

11.11 Opportunities to provide more allotments and community orchards, facilitate community composting and encourage more local food growing should also be realised as a direct result of larger new developments, if the demand is there.

Policy No. Coly18	Sports and Recreational Areas

The following sports and recreation facilities and pitches (shown on map 9) 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 not be supported unless:

a) **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or**
b) **the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
c) **the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.**

Proposals to enhance and improve existing facilities or to provide additional sports and recreation facilities in or on the edge of settlements 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 have no detrimental impact upon nature conservation and biodiversity;**
iii. **they will not add to flood risk or result in the loss of flood storage capacity;**
iv. **they do not create unacceptable disturbance to neighbouring residential properties by way of noise, light spillage, and unsociable hours;**
v. **the use of any floodlighting has mitigation measures in place to protect nearby residential property; and**
vi. **access and off-street parking can be satisfactorily provided without adversely affecting highway safety, traffic movement and amenity of residential and other surrounding uses. Permeable materials for surface parking areas should be used where practicable.**

11.12 The NPPF (para. 99) 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*"[39]. Community consultation in 2018 identified strong community support for the protection and enhancement of local recreation opportunities, although there is some concern that each settlement is not equally and conveniently served with both indoor and outdoor spaces for sport.

11.14 Policy Coly18 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, but we are also supportive of improvements and the provision of additional facilities that help meet needs, address the accessibility problems and encourage increased participation.

[39] http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env046-openspacestudyreview2014.pdf

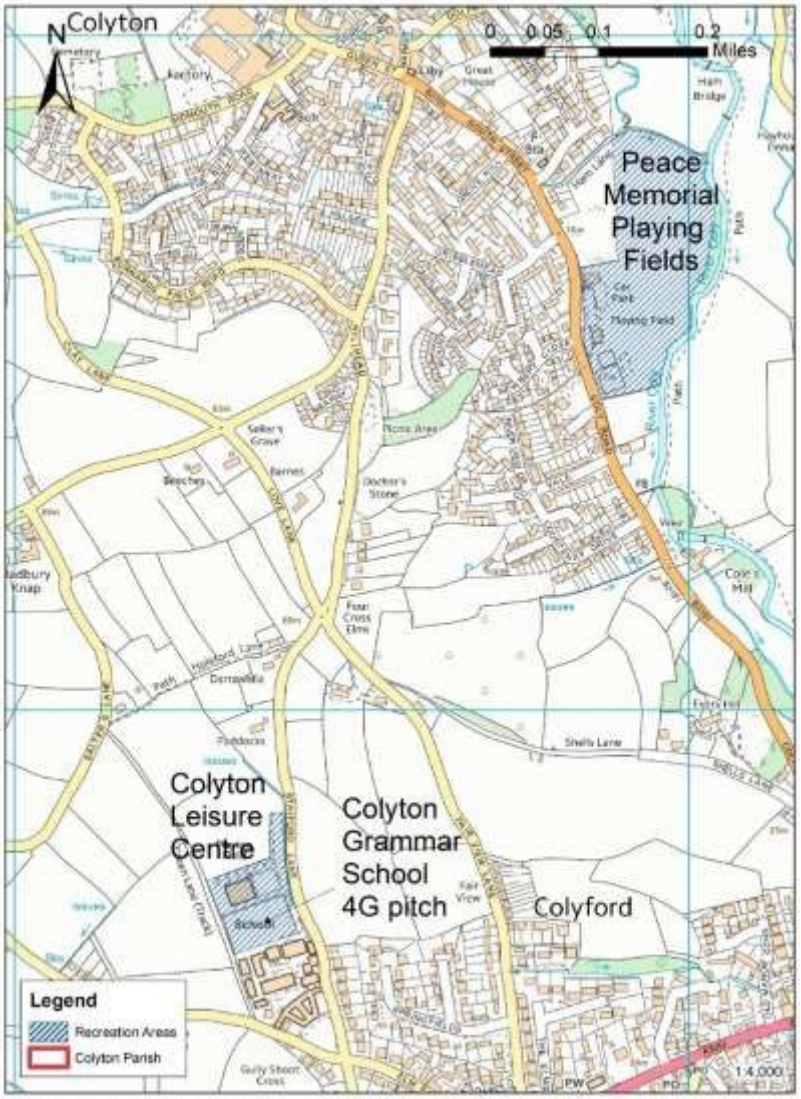
Colyton Leisure Centre, Stafford Lane, Colyford

11.15 The Leisure Centre is a well-equipped modern recreation facility situated in the grounds of Colyton Grammar School, which is frequently in use by the School during term-times. 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 managed by LED[40]. It serves a catchment significantly wider than the Parish.

Peace Memorial Playing Fields, Coly Road, Colyton

11.16 The Playing Fields, owned by the Parish Council, 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[41]. 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 at the Pavilion can be hired for a range of activities such as weddings, children's parties, and private functions. The Playing Fields and its facilities host annual community gatherings.

Map 9 Key Recreation Areas



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[40] LED = Leisure East Devon, a charitable trust, set up to manage leisure and entertainment facilities and parks throughout East Devon and South Somerset

[41] MUGA = Multi Use Games Area

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. The latter stages of preparation and the adoption of a new Local Plan will necessitate the Parish Council considering whether a revised and/or up-dated Neighbourhood plan will be required.

12.4 Notwithstanding this, five years from the date the Neighbourhood Plan is made, the Parish Council 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[42]

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.

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.

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.

British Standard 5837 is the **British Standard for Trees** in relation to design, demolition, and construction. The latest version was published in 2012. It applies to all trees that could be affected during the design, demolition or construction phase of a development. It is mandatory to comply with BS5387 when considering any development project in the vicinity of trees, whether or not planning permission is required.

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.

[42] See NPPF Glossary https://www.gov.uk/government/publications/national-planning-policy-framework--2

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.
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 does not 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. 102), 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".

Special Areas of Conservation - SACs are site designated under the Habitats Directives on the conservation of natural habitats and of fauna and flora.

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.

Sustenance Zone -these are key feeding and foraging zones. They consist of a 4km radius circle centred on bat roosts. Existing urban non-vegetated areas should not be considered as key foraging areas.

Tree Sizes – small tree <10m; medium tree 10m – 15m; and large tree 15m-25m+.

Tourism Related Business – a business that offers sustainable accommodation or recreation space to visitors to the area, for example those who wish to enjoy the countryside, heritage and natural and built environment of the locality.

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.