

Annex 1

Colyton Neighbourhood Plan – Regulation 16 Submission Version

Policy Extract

Reference	Topic	Policy Wording
Coly1	Protecting the Natural Environment	<p>Development proposals should:</p> <ul style="list-style-type: none">i Avoid adversely affecting local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided; andii protect and enhance the network of habitats, species and sites of importance including trees and woodlands, hedgerows and roadside verges; andiii minimise impacts on biodiversity; andiv where possible seek to deliver a net gain in biodiversity. <p>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.</p>
Coly2	Trees, Woodlands and Hedgerows	<p>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.</p> <p>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</p>

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		<p>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.</p> <p>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.</p> <p>D. Where it is unavoidable, development 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).</p>
Coly3	Public Rights of Way	<p>Public rights of way in the Parish are to be protected from development.</p> <p>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.</p>
Coly4	Green Wedge	<p>The Green Wedge areas (shown on Map 6) are fundamental to retaining and protecting the special character of the neighbourhood area.</p> <p>Development proposals in the designated Green Wedge areas will not be supported unless it can be demonstrated that no harm to the character or purpose of this area will occur and development is:</p>

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		<ul style="list-style-type: none"> 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 and proportionate to its location in scale and type; and iv. complies with the requirements of Strategy 8 of the East Devon Local Plan.
Coly5	Local Green Spaces	<p>Proposals for new development on designated Local Green Spaces, listed below, will not be supported unless ancillary to their existing recreation or amenity use, or exceptional circumstances can be demonstrated.</p> <ul style="list-style-type: none"> 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 <p>Any designated area of local green space lost due to exceptional circumstances must be replaced by equivalent or better provision, in terms of quantity and quality in a suitable location.</p>
Coly6	Sustainable Development	<p>Development within the Built-Up Area Boundary will generally be supported provided it:</p> <ul style="list-style-type: none"> 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 here is no harmful impact on the Conservation Area and/or listed buildings. <p>For all developments in the neighbourhood area, including extensions and alterations to existing properties that require planning permission:</p>

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		<ul style="list-style-type: none"> 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. opportunities should be encouraged to integrate bee bricks, bat and swift boxes in a suitable position within the development; and viii. proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.
Coly7	Housing Development within the Built-up Area Boundary	<p>New housing development within the Colyton Built-up Area Boundary will be supported provided the:</p> <ul style="list-style-type: none"> i design and layout are generally in keeping with the character of the town and existing developments 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.
Coly8	Exception Site Housing Development	<p>Proposals for housing development outside the built-up area boundary will only be supported if it is demonstrated that:</p> <ul style="list-style-type: none"> i it is a small development of up to 15 dwellings, to provide affordable housing for local need, that is evidenced in accordance with Local Plan Strategy 35; and ii it will not have a harmful visual impact on its setting or the landscape; iii it conserves or enhances the character and appearance of the area; and iv where relevant, it brings redundant or vacant historic buildings back into beneficial re-use.

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		A small number of market homes may be permitted where this is essential to enable the delivery of affordable units.
Coly9	Parking Provision for New Housing Development	<p>A. New residential development should provide:</p> <ul style="list-style-type: none"> 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. <p>B. Parking provision for major developments should be contained within the site boundary and include charging points for electric cars.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>E. 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.</p> <p style="padding-left: 40px;">E. Permeable materials for surface parking areas should be used where practicable.</p>
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.

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		<p>Development proposals to provide employment opportunities in residential areas, including the creation of live-work units, will be supported provided that the proposals:</p> <ul style="list-style-type: none"> 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.
Coly11	Tourism Development	<p>Proposals for the development and expansion of tourism-related businesses (see definition in Glossary*) will be supported providing that:</p> <ul style="list-style-type: none"> 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 issues are satisfactorily addressed. <p>[*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.]</p>
Coly12	Tramway Links	<p>Measures to improve pedestrian links between the tramway stations and the centre of the settlement areas of Colyford and Colyton will be supported.</p>
Coly13	Connectivity	<p>Future improvements to mobile phone reception and superfast broadband infrastructure serving the Parish will be supported where it is sensitively sited and sympathetically designed.</p>

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		<p>Suitable ducting to accommodate FTTP broadband should be provided in all new development.</p> <p>Where practicable, all new residential, educational and business premises development will be required to make provision for highspeed broadband and other communication networks.</p>
Coly14	Public Transport	<p>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:</p> <ul style="list-style-type: none"> i the amenity of residents and other neighbouring uses; and ii the local landscape, including environmental features and assets.
Coly15	Walking and Cycling Routes	<p>Proposals to:</p> <ul style="list-style-type: none"> 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. <p>will be supported.</p> <p>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.</p> <p>Routes earmarked by the Parish Council for the provision of safe walking and cycling will be safeguarded.</p>
Coly16	Public Car Parking	<p>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:</p> <ul style="list-style-type: none"> i there is appropriate vehicular and pedestrian accessibility; and

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		<p>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.</p> <p>The provision of electric vehicle charging outlets at public car parks and at other suitable locations to serve public demand will be supported.</p>
Coly17	Community Horticulture	<p>The use of redundant land for community allotments, orchards and community horticulture initiatives in suitable locations will be considered favourably.</p> <p>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.</p> <p>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.</p> <p>Proposals that have an adverse impact on nature conservation and biodiversity will not be supported.</p>
Coly18	Sports and Recreational Areas	<p>The following sports and recreation facilities and pitches (shown on map 9 [<i>plan page 47</i>]) will be safeguarded for their existing use:</p> <ul style="list-style-type: none"> • Colyton Leisure Centre • Peace Memorial Playing Fields <p>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.</p>

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		<p>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:</p> <ul style="list-style-type: none"> 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. <p>Permeable materials for surface parking areas should be used where practicable.</p>