

Report to: **Strategic Planning Committee**



Date of Meeting 7 September 2021

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Landscape Protection – Strategic Approach

Report summary:

The current local plan contains a number of protective landscape designations. Some are defined at a national level and can't be changed through the local plan process, such as Areas of Outstanding Natural Beauty (AONB), whilst others are not obligatory and are identified through the local plan, such as green wedges and coastal preservation areas. Neighbourhood Plans may also include protective policies and Members may wish to incorporate, or give other recognition to, some of these into the local plan. As part of the local plan review it is appropriate to review the locally designated protective landscape policies in light of national planning policy (NPPF) and to consider whether the designations and the areas to which they apply continue to be appropriate. Members may consider that additional protection is required. The results of these considerations will influence the type and extent of landscape protection (in addition to the AONB's) to be conferred through the Local Plan.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

- (1) That Strategic Planning Committee consider the issues raised in this report which will inform more detailed work on the draft local plan;**
- (2) That Strategic Planning Committee recommend that the actions set out in paragraph 6.1 be undertaken to progress the work on landscape protection issues for the new Local Plan.**

Reason for recommendation:

It is important to consider whether it is appropriate to continue to protect landscapes, in addition to the protection conferred by the AONB status, and, if so, the character and extent that the protective designations should take.

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Portfolio(s) (check which apply):

Climate Action and Emergencies

Coast, Country and Environment

- Council and Corporate Co-ordination
- Culture, Tourism, Leisure and Sport
- Democracy and Transparency
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Medium Impact

Risk: Medium Risk; The approach to protecting landscapes is a key consideration in the local plan and any perceived harm to the high quality environment is likely to result in significant level of representation, particularly if existing protective policies are deleted. It will also set the context for many planning applications over the lifetime of the plan.

Links to background information National Planning Policy [Framework](#): , <https://eastdevon.gov.uk/media/3722704/cvrp-masterplan.pdf>

Link to [Council Plan](#):

Priorities (check which apply)

- Outstanding Place and Environment
- Outstanding Homes and Communities
- Outstanding Economic Growth, Productivity, and Prosperity
- Outstanding Council and Council Services

Report in full

1 [Introduction](#)

- 1.1 The high quality natural environment is one of the main reasons that people choose to live in, work in and visit East Devon. Landscape is a fundamental part of the aesthetic appeal of the natural environment and Members are asked to consider how best it can be protected in the new Local Plan. There will be overlaps between landscape matters and other elements of the natural environment, for example biodiversity, coastal change, soil and geology, and these will be discussed in other topic papers. All of the natural environment policies will need to support the key objective suggested in the recent Issues and Options report, “To protect and enhance our outstanding natural environment and support an increase in biodiversity”.

2 [Status of Existing Designations](#)

- 2.1 The current Local Plan contains a number of designations (and associated policies) that directly relate to the landscape element of the natural environment. These include national designations (which the new plan does not have the ability to change, although there is a small degree of flexibility in the way we word related policies) and East-Devon specific designations identified through the local plan. The new Local Plan could also include areas identified in neighbourhood plans (this option is discussed later in the report). In addition to areas designated for their landscape and scenic value, there are numerous other significant environmental designations (for example, Sites of Special Scientific Interest, County Wildlife Sites, ancient woodlands) which will contribute positively to the landscape but are primarily

recognised for their wildlife or habitat importance and so are not covered in this paper. The designations in the current Local Plan which are of landscape significance, including maps (not to scale), are:

2.2 Areas of Outstanding Natural Beauty (AONB)- The NPPF (paras 176 and 177) states that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads 59 . The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*

When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development 60 other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

(a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

(b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

(c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated..”

In East Devon AONB's account for around two thirds of the District and cover a number of villages as well as the small town of Budleigh Salterton. There are two AONBs in East Devon, the East Devon AONB occupies much of the south of the District, and the Blackdown Hills AONB (which although mostly in East Devon also extends into neighbouring mid Devon and Somerset) covering much of the north of the District. It should be noted that a very tiny part of the Dorset AONB extends into the extreme east of the District. These areas have the highest level of landscape protection in England, equal to that of National Parks and are designated by the Secretary of State, so the boundaries and statutory protection cannot be amended through the local plan process. Having said that, provided it accords with the NPPF, the Local Plan is able to be flexible in the way that policies relating to the AONB are worded and can choose to accommodate a limited amount of new development within them if desired.

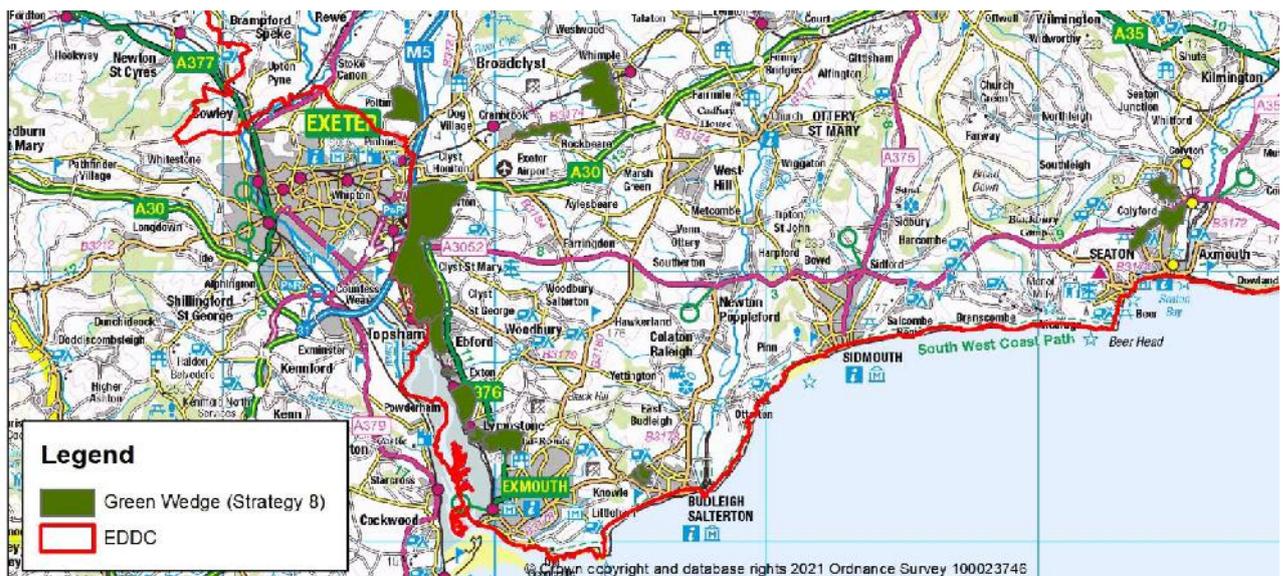


2.3 Jurassic Coast World Heritage Site (WHS)- This covers the majority of the coast line of East Devon and is inscribed by UNESCO as being of international importance. Whilst the WHS was chosen for the outstanding value of its rocks, fossils and landforms the wider setting of the cliffs contribute significantly to the landscape (which is, itself, part of the landform). The WHS is currently protected by Local plan Strategy 44- the undeveloped coast and coastal preservation area.

2.4 Coastal Preservation Area (CPA)- The NPPF (para. 174 c) requires local authorities to “*maintain the character of the undeveloped coast, while improving public access to it where appropriate*”. The current Local Plan contains Strategy 44 which protects the character of the undeveloped coast (including the WHS) and designates a Coastal Preservation Area. This local designation is based on the (now obsolete) Devon Structure Plan Coastal Protection Area, updated through a detailed character assessment of undeveloped coast in terms of openness and views to and from the sea carried out in 2012 (based on guidance from the Devon Landscape Policy Group).



2.5 Green Wedge- This Local Plan designation is primarily concerned with protecting the individual character of closely located settlements, protecting the open character of land between them, preventing coalescence and providing recreational and biodiversity opportunities. 6 areas are covered by green wedges in the current Local Plan (some of these consist of several closely grouped pieces of land). There is no requirement in the NPPF for such designations, however they are widely used in local plans across England (especially in rural areas where significant areas of urban development is proposed) and help provide clarity in decision making. In East Devon local communities have been very supportive of them and incorporated them into neighbourhood plan policy.



2.6 Land of Local Amenity Importance (LLAI)- This Local Plan designation recognises the particular visual (and other) amenity importance of 14 sites within 4 of the main towns and restricts development that is not for a community purpose or that would undermine the open character of the area. The sites are deemed to be locally significant, with opportunities of enhancement to provide multiple benefits, including improved water quality, access, biodiversity, recreational, health and educational benefits.

The National Planning Policy Framework (para 101) supports ‘Local Green Space’ and states that

“the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other

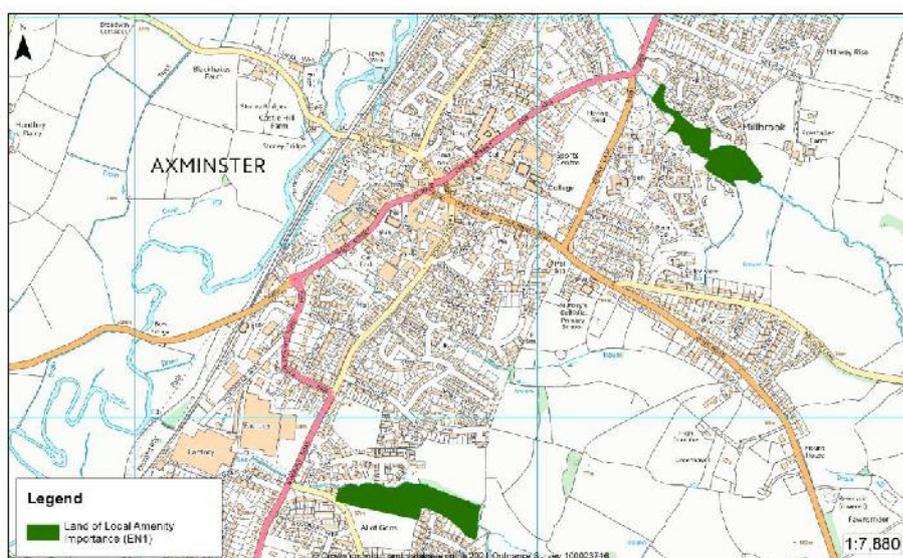
essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

The Local Green Space designation should only be used where the green space is:

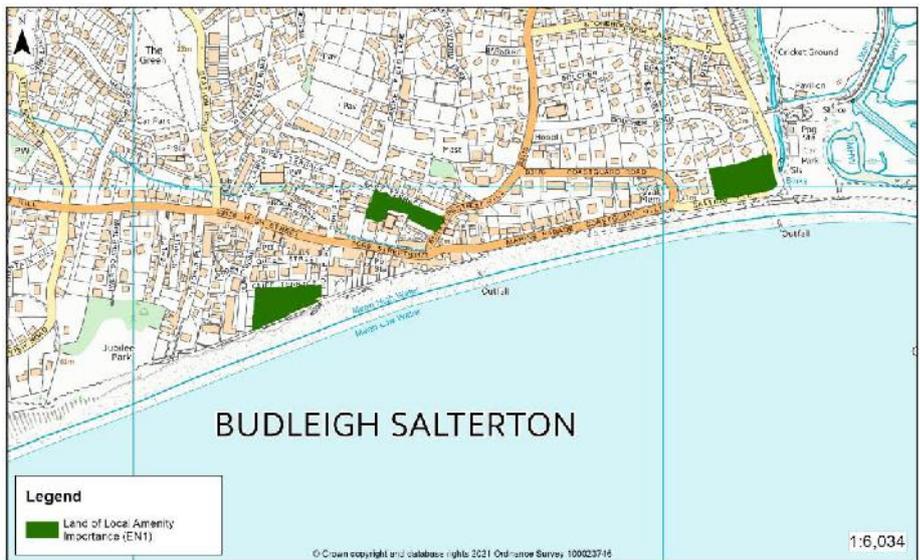
- (a) in reasonably close proximity to the community it serves;
- (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- (c) local in character and is not an extensive tract of land.”

The 14 sites in question were described as local green spaces when the current Local Plan was produced but any future review of these sites would need to give full consideration to the NPPF criteria. In two of the towns, individual LLAIs- the Byes at Sidmouth and the Exmouth Valley Parks- are also covered by specific policies which further restrict development within them in light of their particular characteristics.

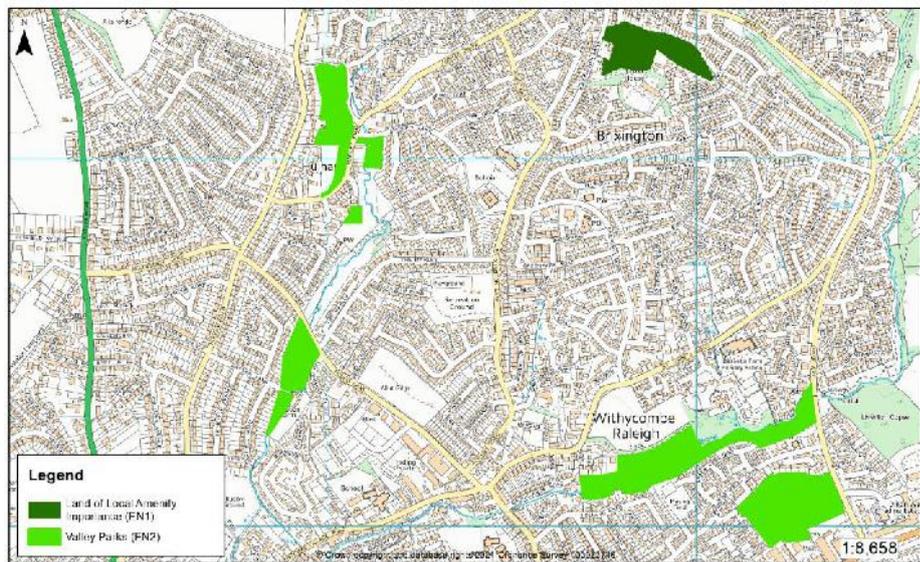
Many neighbourhood plans have (see Appendix 1), or will also be designating, Local Green Space and there is potential for confusion between what is meant by LLAIs and LGS. There is also a potential issue whereby some neighbourhood plans contain numerous local green spaces, some don't contain such a policy and some areas are not covered by a neighbourhood plan. Given this inconsistency, and a lack of resources, it is not considered to be appropriate to attempt to comprehensively identify all individual green spaces throughout the District and an overarching policy setting criteria to apply to LGS is likely to be more appropriate.



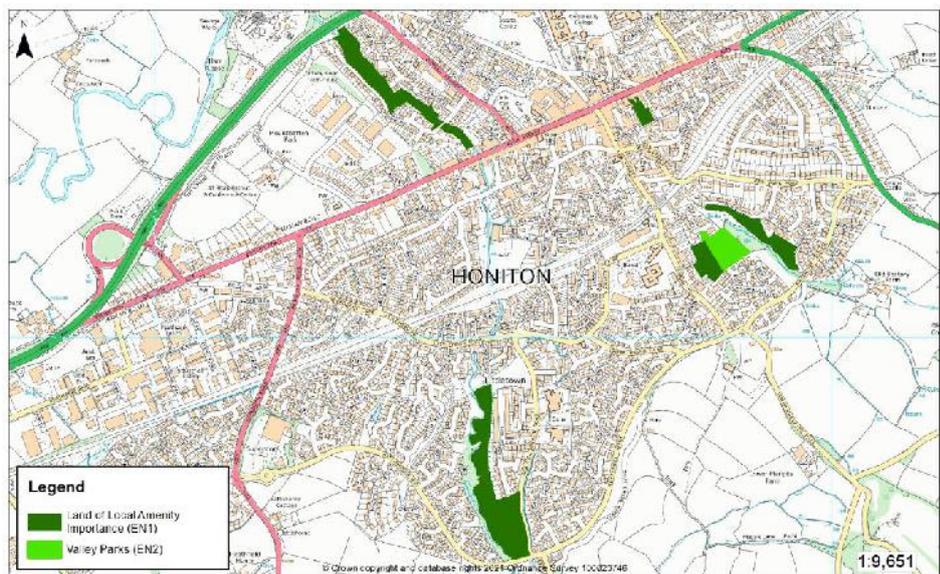
Land of Local Amenity Importance within Axminster



Land of Local Amenity Importance within Budleigh Salterton



Land of Local Amenity Importance within Exmouth

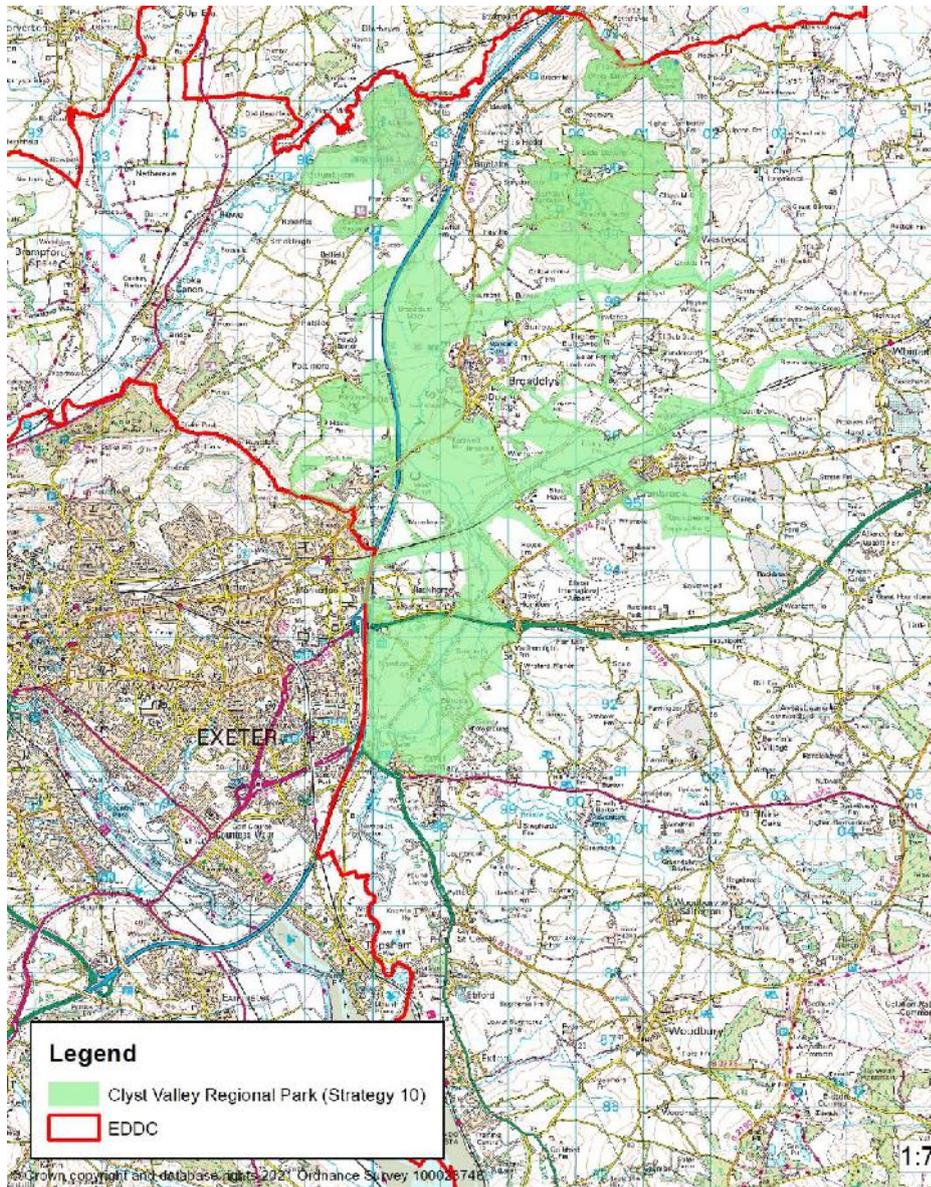


Land of Local Amenity Importance within Honiton



Land of Local Amenity Importance within Sidmouth

- 2.7 Clyst Valley Regional Park-** Currently almost as large as Exeter and comprising open space and recreational routes, the Clyst Valley Regional Park enables and supports major development in the West End of East Devon by compensating for biodiversity impacts and providing alternative green space that can help reduce recreational pressure on protected sites (primarily the pebblebed heaths and Exe estuary). Land comprising the CVRP is protected as part of the green infrastructure strategy in the current local plan. Members recently approved the Clyst Valley Regional Park Masterplan cvrp-masterplan.pdf (eastdevon.gov.uk) and a Clyst Valley landscape appraisal is being commissioned. Given how comprehensive this work will be, it is not envisaged that further detailed evidence will be required to support the local plan in this respect.



3 Consultation responses and need for additional designations

- 3.1 Existing evidence regarding the appropriateness of current designations is limited. Technical evidence relating to the current local plan remains pertinent (although it will need to be reviewed in light of any development that has taken place). Landscape character has been assessed and categorised in several appraisal documents but these are based on existing designations and their management, and do not generally recommend a different level or type of protection. There have been no significant appeal decisions which suggest that current designations are excessive or inappropriate. There has been one recent public consultation, the findings of which are set out below.
- 3.2 The recent Issues and Options consultation [East Devon Local Plan \(arcgis.com\)](http://arcgis.com) sought views on the level of development that might take place within protected landscapes. Question 20 discussed the importance of protecting important landscapes and the potential limitations this might impose on the level and location of development. Almost half of respondents felt that development to meet local needs should be allowed within protected landscapes, with around a third considering that any development should be significantly restricted. Only a small number of respondents – 7% supported greater levels of

development and 5% supported none of the proposed options. A number of people supporting local needs development felt that small scale development could enhance villages and offer opportunities for local self-builders. Many favouring tight restrictions felt that designated areas were protected for a reason and that large scale growth should be directed to less sensitive areas. Those supporting additional growth repeatedly commented that protected areas could sustain more development if done well and it might rebalance large scale growth in the west end of the district and protect services and facilities.

A variety of other comments were received under the 'none of the above or alternative' option and some of these are listed below:

- Neighbourhood Plans need to be taken into account
- We need to maintain green spaces in and around villages
- East Devon should look into national park designation
- Brownfield sites should be considered before greenfield
- AONB boundaries are often arbitrarily drawn and there should be a more nuanced test as to whether development is appropriate.

3.3 Paragraph 10.8 of the Issues and Options report identifies 10 additional themes for the natural environment that may benefit from policies in the local plan. The themes address a range of wider natural environment matters, so the key landscape themes related to the recommendations in this report are bolded for Members information. In the Local Plan there will be many cross-cutting themes and matters such as biodiversity, nature recovery areas, archaeology, habitat mitigation that will be intrinsically linked with landscape:

1. **Support designation of open spaces (for example green wedges) between settlements and local landscape protection areas.**
2. *Policies in the plan for wildlife friendly spaces that respond to the impacts of a changing climate.*
3. **Potential for expansion of the Clyst Valley Regional Park.**
4. **Placing greater emphasis on landscape character assessment and evaluation of landscape impacts when determining planning applications. This may require us to develop new designations for some areas or define zones of high, medium and low sensitivity.**
5. *Offer increased protection from development of land that may have some biodiversity importance including lower grade agricultural land and previously developed land.*
6. *Set minimum standards for the amount and quality of green space in development sites.*
7. *Encourage new and existing green spaces to be more wild and nature friendly and less manicured and carefully managed.*
8. **Extend the 'Local Green Space' designations in many of the Neighbourhood Plans to cover all of the towns and villages in the District.**
9. *With increasing coastal erosion we will need to plan for areas that are potentially going to be lost to the sea. These are called coastal change management areas and in them we will need to consider what types of development may be acceptable and also whether and where we need to relocate existing uses.*
10. *Look more closely at controls over large scale farm buildings and the adverse landscape impacts they can have.*

3.4 Most respondents (69%) felt that the additional objectives were appropriate, however a small number ticked 'no' and a wide range of suggestions for additional natural environment objectives were received. The comments of most relevance to landscape matters include:

- Need a linked network of open spaces to act as wildlife and landscape corridors
- 'Wild' areas are needed across the District

- Should incorporate wildlife corridors between wild areas including a green bridge over major roads like the A30.
- Clyst Valley Regional Park will be critical achieving biodiversity objectives/ should be expanded around Cranbrook
- Green wedge policy needs to be reviewed and made more robust.
- Create more valley parks and nature reserves and deliver benefits in those areas.
- Local Plan needs to take a key role in designating and protecting biodiversity areas.
- A comprehensive heritage, landscape and design strategy is needed to ensure all new development is appropriate
- AONB legislation says they should be places of rich, diverse and abundant wildlife, that nature recovery is central to conservation and enhancement of natural beauty and committing to individual Nature Recovery Plans for each AONB and a timetable of actions to enhance wildlife within and outside of protected sites. The Local Plan develops policies with each AONB that better facilitate the successful delivery of these outcomes.
- Large scale farm buildings linked to agricultural intensification should be strictly controlled
- Landscape character assessments should be required for all non-householder development in the countryside
- Countryside outside AONB's should be assessed and protected if it is worthy
- AONB's should not be the only landscape protection. There is lots of high quality landscape/countryside outside the AONB's and this is under extra pressure because the AONB's are sacrosanct

3.5 There is concern that some high quality landscape, outside the AONB's, is not recognised or given adequate protection. This may be because such areas are small, or locally important, or because there is a lack of evidence justifying their protection. This is an issue that some Neighbourhood Plans have attempted to address at a very local level, through protecting particular views, but this is not a feasible approach across the whole District.

3.6 Members may recall that the old Devon Structure Plan contained Areas of Great Landscape Value (see map below), designated for their high landscape quality with strong distinctive characteristics which made them particularly sensitive to development. These sat outside of the AONBs. The designation was established under the Town and Country Planning Act 1947 and the East Devon AGLV's were identified by the County Council, through their strategic level Structure Plan. When this Plan was abolished, the AGLV's ceased to have any status as they were not redesignated through the East Devon Local Plan (unlike Teignbridge, for example, who retained them as a local designation). As a result of this, the former AGLV's have come under considerable development pressure, for example from large scale solar farms on land east of Axminster, and this has eroded the distinctive character. It is suggested that, subject to resources being available, the former AGLV's, and other countryside areas, be assessed by the Landscape Architect to see whether a protective designation is justified and, if so, what the basis and extent of coverage should be.



4 Relationship to Neighbourhood Plans

- 4.1 Neighbourhood Plans contain a variety of protective local landscape policies and designations which complement those in the local plan. They range from design policies, for example ensuring that the local vernacular is respected in AONB development, to protecting local amenity space and views, to controlling countryside development and protection of local habitat, trees and hedgebanks. These are among the most strongly supported policies in the neighbourhood plans.
- 4.2 In most cases, the neighbourhood plan policies support the strategic landscape designations but designations tend to be small, local areas for protection- most commonly Local Green Spaces and important views. It is not practical for the new local plan to attempt to incorporate and identify all of these local designations, particularly as neighbourhood plans do not provide District wide coverage and are reviewed to differing timescales. As noted at section 2.6 above it may be possible to include an overarching local plan policy which sets criteria for identification of specific areas eg Local Green Spaces, and confers protection to qualifying areas, but does not map them individually. Once 'made' the neighbourhood plans form part of the overall development plan, so their policies are a material consideration in determining planning applications, in any case.
- 4.3 Where neighbourhood plans include landscape designations that are larger and fulfil a more strategic function- such as the settlement containment policy at Ottery St Mary, akin to the green wedges elsewhere- they could be incorporated into the local plan but will have to be assessed as part of the local plan process to ensure that their form and function are directly comparable.

5 Reasonable Alternative Options

- 5.1 The Sustainability Appraisal process is intended to ensure that through plan-making potential social, environmental and economic considerations are taken into account in a systematic manner. This means that a range of reasonable policy options will be assessed or 'tested' to ensure that the approach taken in the new Local Plan is appropriate and that the reasons for discounting reasonable alternatives are justified and explained.
- 5.2 At this stage in the process it is not appropriate to recommend that Members agree to a particular policy approach to landscape matters, instead they are asked to agree that evidence gathering and a review of existing policy boundaries be undertaken to inform future policy choices. It is premature to recommend the inclusion of additional protective policies, however consideration can be given as to whether these might be necessary/justified.

6 Conclusion

- 6.1 The landscape is very highly valued in East Devon and evidence supports its continued strong protection, including consideration of potential additional areas to be protected. The Sustainability Appraisal will set out a range of reasonable alternative policy approaches and Members will be asked to consider their preferred approach in due course. In the meantime, in order to inform the new Local Plan, Members are asked to note the following issues:
- **that the Coastal Preservation Area boundary be reassessed in light of any new development or change of use which has taken place since the previous assessment. The assessment would follow the format used in the previous assessment**
 - **that the Green Wedge boundaries be reassessed in light of any new development or (proposed) encroachment and any additional, similar areas eg land between Ottery St Mary and West Hill, be included in the assessment, as the Landscape Architect considers necessary and appropriate. In addition to considering the 'settlement containment' role that land between urban areas could fulfil, the assessment should also consider landscape character and the biodiversity contributions that such land might contribute to eg nature recovery/habitat creation.**
 - **that the existing Land of Local Amenity Interest areas are assessed against the local green space criteria. Consideration could then be given to potentially producing an overarching, strategic policy which recognises and protects the relevant former LLAs as Local Green Space and recognises and protects (but does not list individually) the LGSs in made neighbourhood plans. This would enable the policy to also apply to any future LGSs that are designated by neighbourhood plans in accordance with the NPPF criteria.**
 - **that consideration is given to the new Local Plan including a policy requiring and protecting land required as part of the green infrastructure network and, specifically, the Clyst Valley Regional Park and that this is informed by the CVRP masterplan and forthcoming landscape appraisal.**
 - **that, subject to resources being available, the former AGLV's, and other countryside areas, be assessed by the Landscape Architect to see whether a protective designation may be justified and, if so, the format it/they could take.**
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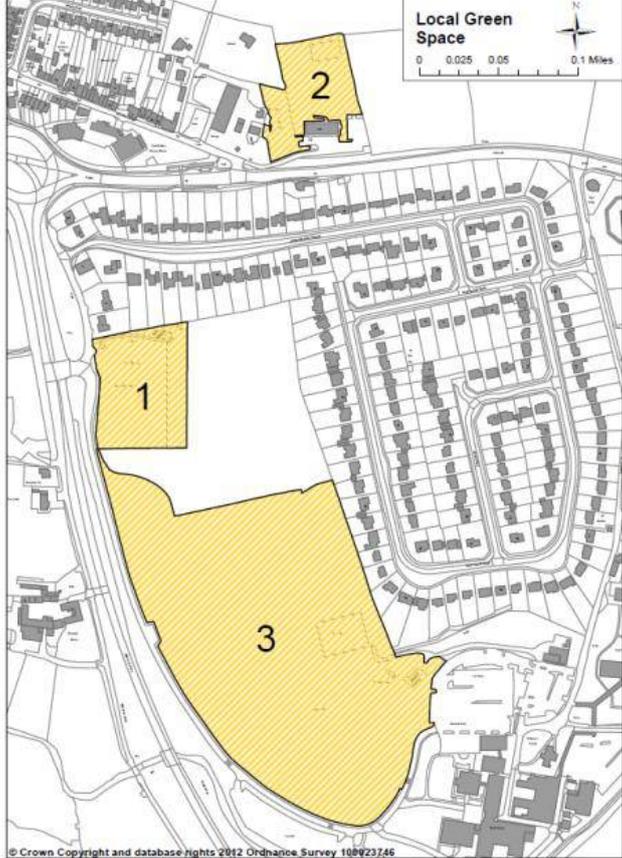
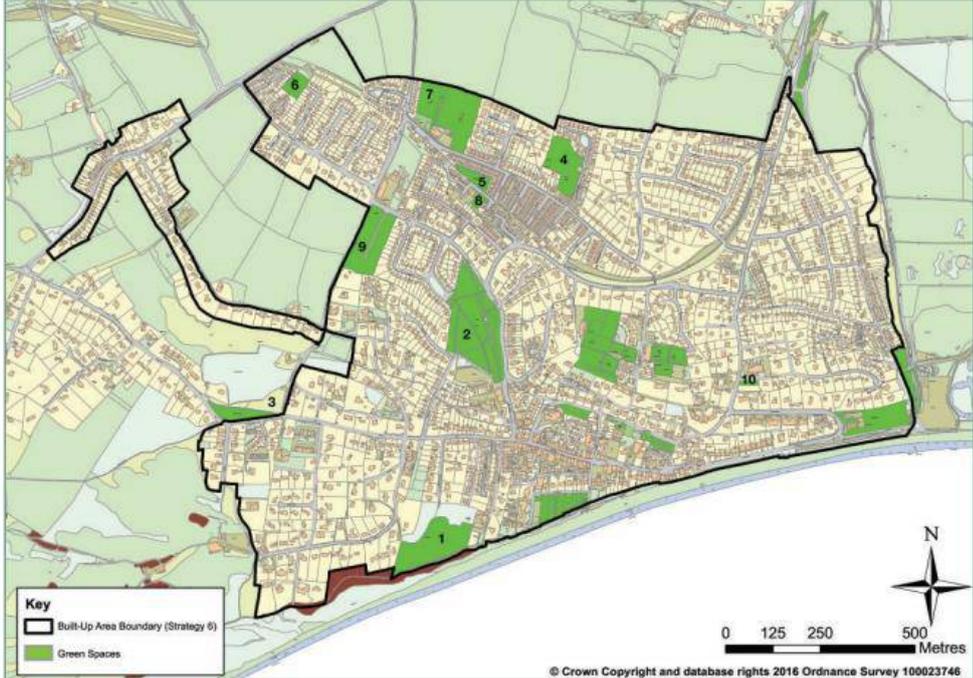
Financial implications:

There are no specific financial implications which require comment at this stage.

Legal implications:

At the Extraordinary Council Meeting of the 26 July 2021 such decision making of the Council was delegated to the Chief Executive or relevant Senior Officer in consultation with the meeting having heard all the debate at the consultative meeting or seen the recording of it. There are no legal implications other than set out in this report for noting.

APPENDIX 1- Local Green Space in Neighbourhood Plans

The name of the made NP (Year)	Policy Wording	A list or map of the Local Green Spaces (if the policy contains one)
<p>Bishops Clyst (Clyst St Mary & Sowton)</p> <p>(08/03/2017)</p>	<p>Policy BiC19 Local Green Space</p> <p>Policy BiC19 Local Green Space The areas listed below and identified on Map 9 are designated as Local Green Spaces where new development is ruled out other than in very special circumstances: 1. Clyst Valley FC Ground 2. The QEII Playing Field 3. Site adjoining Winslade House</p>	<p>Map 7: Designated Local Green Space in Bishops Clyst (referred to in Policy BiC19)</p>  <p>© Crown Copyright and database rights 2012 Ordnance Survey 100023746</p>
<p>Budleigh Salterton</p> <p>(12/10/2017)</p>	<p>POLICY NE2: Protection of Local Green Spaces</p> <p>Local Green Spaces allocated in this document should be protected. Proposals for development will be resisted unless they are ancillary to the use of the land as a Local Green Space. The Local Green Spaces allocated in this document are:</p> <p>(1) Jubilee Fields, (2) The Green (Station Rd), (3) Little Common (Exmouth Road), (4) Budleigh Salterton Community Gardens, (5) Greenway Gardens, (6) Frewins Gardens, (7) Barn Lane Playing Field,</p>	 <p>MAP: POLICY NE2 LOCAL GREEN SPACES</p> <p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>

(8) Norman Crescent Playing Area, (9) The Burial Ground, Dark Lane and (10) Hospital Garden

Clyst St George

(10/01/2019)

Policy No. CSG2 Local Green Space The areas listed below and identified on Map 4 are designated as Local Green Spaces and will be protected from development due to their particular local significance and community value: A. The Church Nature Garden B. The “Green” in Clyst St. George Proposals for development on this land that is not ancillary to the use of the land for recreational purposes will be resisted. Development proposals which lead to the loss of, damage to or adverse impact on these local green spaces will not be supported.

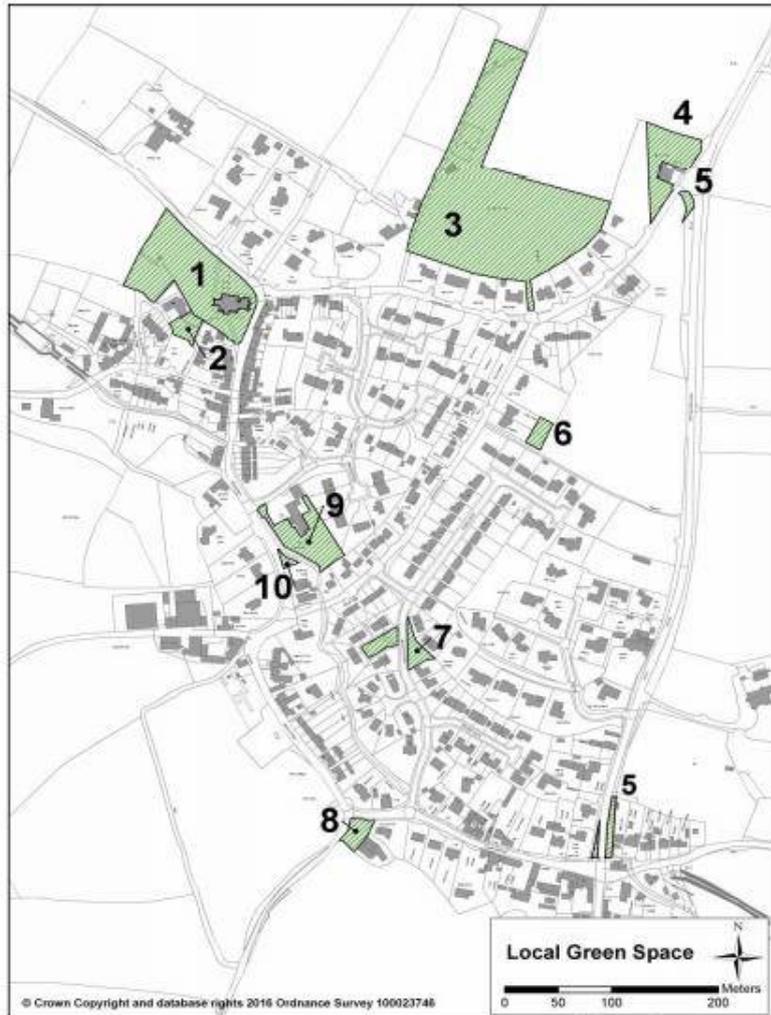


MAP 4 - Local Green Space

East Budleigh and Bicton

(20/07/2017)

Policy N2 – Protection of Local Green Spaces The following local green spaces, as shown on the Proposals Map, have been designated in accordance with paragraphs 76 and 77 of the NPPF:- 1. Churchyard adjacent to All Saints Church. 2. Green space adjacent to Church Hall. 3. Recreational ground, Vicarage Road. 4. Land adjacent to Salem Chapel. 5. Green verges at the entrance to the village and on both sides of the B3178 south of East Budleigh village. 6. Area to rear of Middletown Lane. 7. Public green space, Brookfield Road. 8. The Pound. 9. Land adjacent to the Village Hall. 10. War memorial. Development within Local Green Space is ruled out other than in very special circumstances



Feniton

(11/07/2018)

Policy O1 Development proposals on or likely to impact the Local Green Space sites (see Appendix 2) will only be supported where they: i) maintain or enhance the existing use and amenity value of the site; ii) enhance the access to and use of the site where used for recreational purposes; and, iii) have no adverse impact on the landscape, habitats or biodiversity of the site or (where unavoidable) satisfactorily mitigate such impact



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POLICY PNP5, LOCAL GREEN SPACE The Church Lane Play Area, indicated in Figure 3, is designated as Local Green Space and where any proposals for development should be consistent with national Green Belt policy

3.37 The parish currently has one community **open space**, the Church Lane Playing field, see Figure 8. The Parish Council recognise its value to the community and have listed it as an Asset of Community Value.

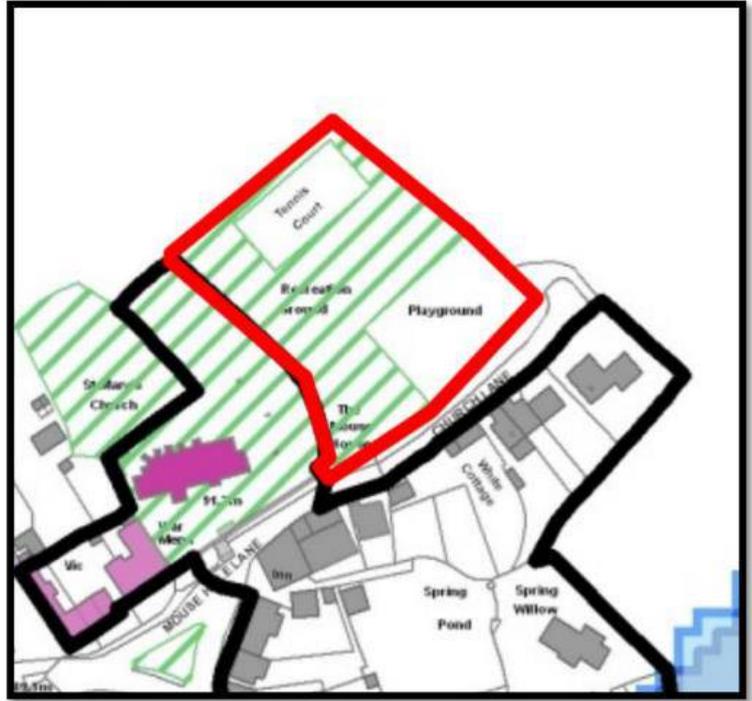


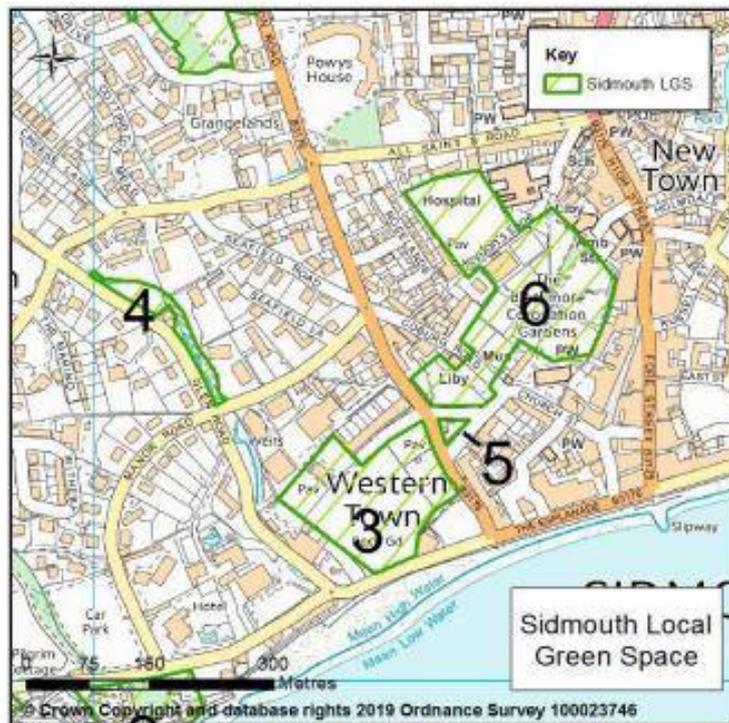
Figure 3

Sidmouth
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 (07/11/2
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POLICY 5 LOCAL GREEN SPACE DESIGNATION The following areas are designated as Local Green Space as shown on the Sidmouth LGS Designation Maps (Maps 13-21) below, where there will be a general presumption against all development that does not promote the attributes and use for which it was designated except in very special circumstances. Local Green Spaces in the Sid Valley: **SIDMOUTH** 1. Cliff Field 2. Connaught Gardens 3. Fort Field Cricket ground, pitches and courts 4. Glen Goyle, Glen Road 5. Three Cornered Plot, Putting Green and Coburg Field 6. Blackmore Park and Recreation Grounds, Coronation Gardens, Rugby Pitch, Bowling & Putting Greens, Tennis Courts and Kennaway House gardens. 7. The Ham Recreation Ground, Old Boating Lake Garden and Hangar Cliffs 8. Alma Fields 9. The Byes and Sid Meadow 10. The Knowle 11. Manstone Recreation Ground 12. Byes Lane Playing Fields **SIDBURY** 1. Millennium Field 2. Sidbury Cricket Sports Ground **SALCOMBE** 1. Recreation Field



Map 13



Map 14



Map15



Map16

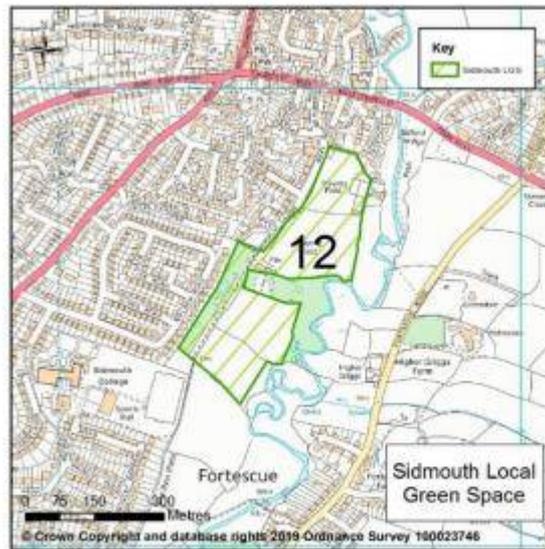
9 The Byes and Sid Meadow



Map17

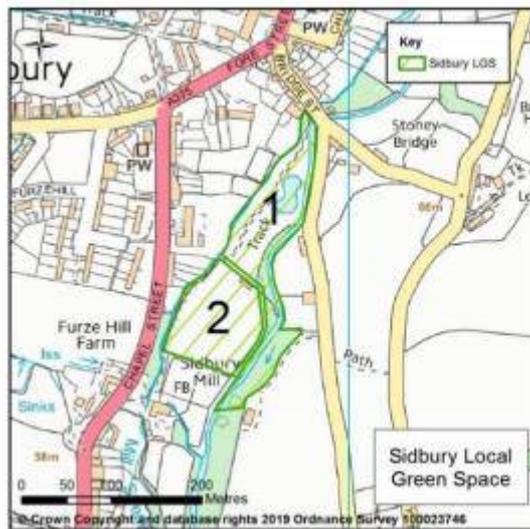


Map 18



Map19

12 Byes Lane Playing Fields Sidford



Map20



Map21

SALCOMBE REGIS Recreation Field

[Ottery St Mary and West Hill](#)

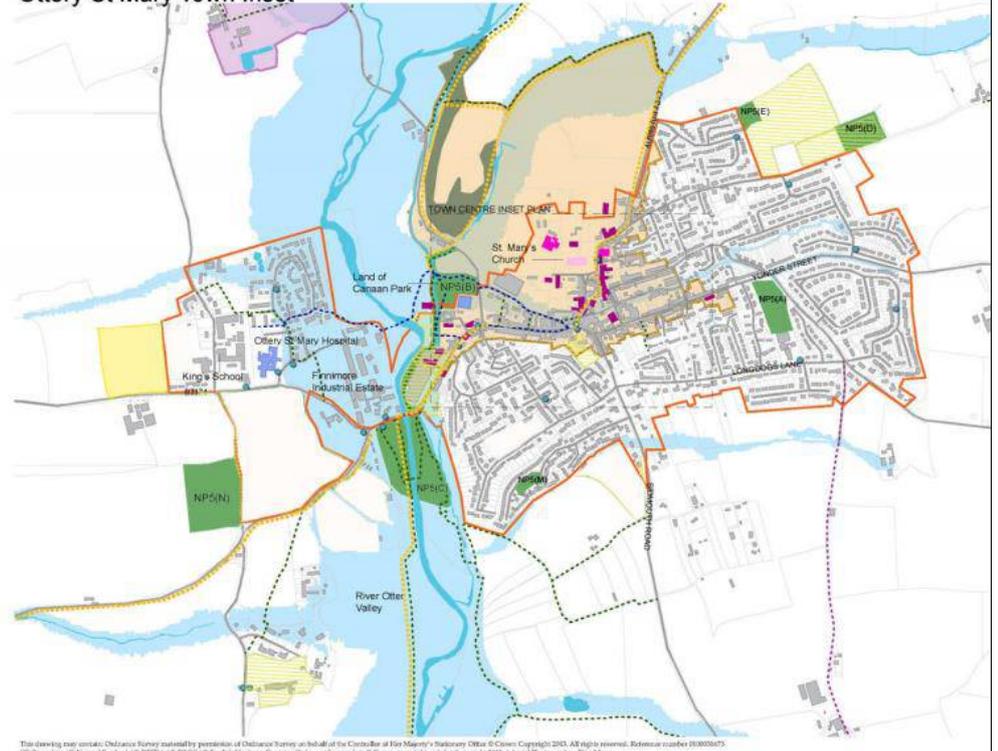
(11/07/2018)

Policy NP5: Local Green Spaces The following open spaces are allocated as Local Green Spaces as shown on the Neighbourhood Plan Proposals Map and Insets in Appendix 1: a) Ottery St Mary Primary School Playing Field b) Land of Canaan Park, Ottery St Mary c) Millennium Green, Ottery St Mary d) Allotments, Higher Ridgeway, Ottery St Mary e) Play Park, Butts Road f) Play area by school/village hall, West Hill g) West Hill primary school playing field h)

Woodland Trust Wood, Higher Broad Oak Road, West Hill i) Elsdon Wood, West Hill j) Broad Oak plantation, West Hill k) Tipton St John Playing Field l) Tipton St John Primary School Playing Field m) Claremont Field, Ottery St Mary n) Kings School Playing Field o) Barton Orchard. Tipton St John - under construction

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

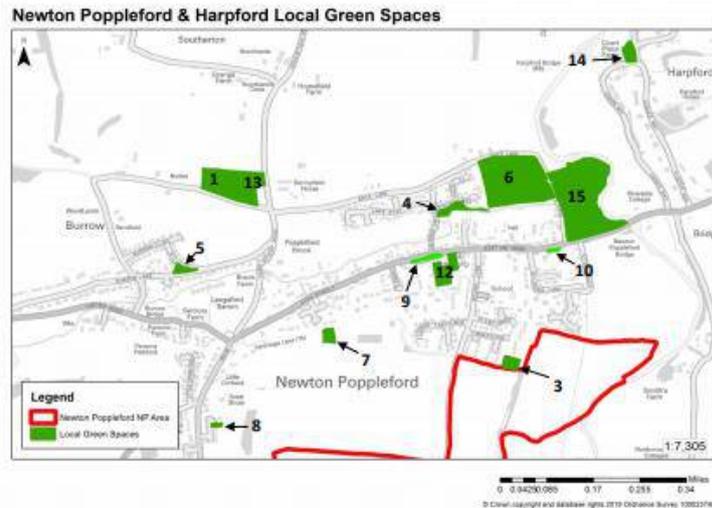
Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill, Proposals Map, Ottery St Mary Town Inset



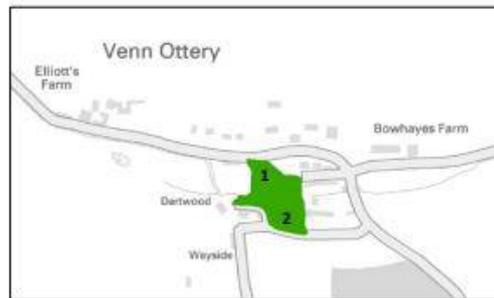
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Policy GS1 – Protection of Local Green Spaces
 The following Local Green Spaces include local amenity spaces identified by EDDC and are designated in accordance with paragraphs 99 and 100 of the NPPF: Amenity space Category (area in hectares) 1. St Gregory’s Church Churchyard and Cemetery (0.14) 2. Venn Ottery Green (0.33) 3. Turner’s Close Park and Play Area (1.04) 4. Chestnut Way Park (0.25) 5. Burrow Village Green (0.10) 6. Back Lane Recreation Ground including Sports Pitches, Cricket Pitch, Tennis Courts and Children’, Play Area (2.35) 7. Alfred’s Gate Children’s Play Area and Community Orchard 8. Badger Close Play Area (0.03) 9. Green Bank, High Street (0.03) 10. Shrubbery, Station Road, opposite Oak Tree Villas (0.01) 11. Allotments (1.28) 12. St Luke’s Church Churchyard and Cemetery (0.31) 13. Venn Ottery Road Cemetery (0.11) 14. St Gregory the Great Church Churchyard (0.08) 15. Webbers Meadow (2.50) These areas are to be retained as undeveloped land which physically links important landscape and/or open areas; the areas will be protected for their landscape, recreational and/or amenity value, as well as for benefits to wildlife. Increased allotment provision, with improved access, would be supported. Proposals for development of green spaces will be resisted

Map 5a – Newton Popleford and Harpford Green Spaces



Map 5b – Venn Ottery Green Spaces



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

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

[OTTERTON N](#)
(18/06/2021)

Local Green Spaces – Policy ONP9 The following local green spaces have been assessed as below and designated in accordance with paragraphs 99, 100 and 101 in the NPPF: 1 Village green 2 Church yard and cemetery 3 Allotment gardens 4 Jubilee playground 5 Stantyway recreation field They are shown on the Proposals Maps at Section 4.4.3 on page 34. Proposals for development in a Local Green Space will be strongly resisted, unless all the following apply: • there are ‘very special circumstances’ applicable – these will not exist unless the potential harm to the Local Green Space by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations4 • they are ancillary to the use of the land • they can demonstrate that they have no harmful effects on the character of the space.

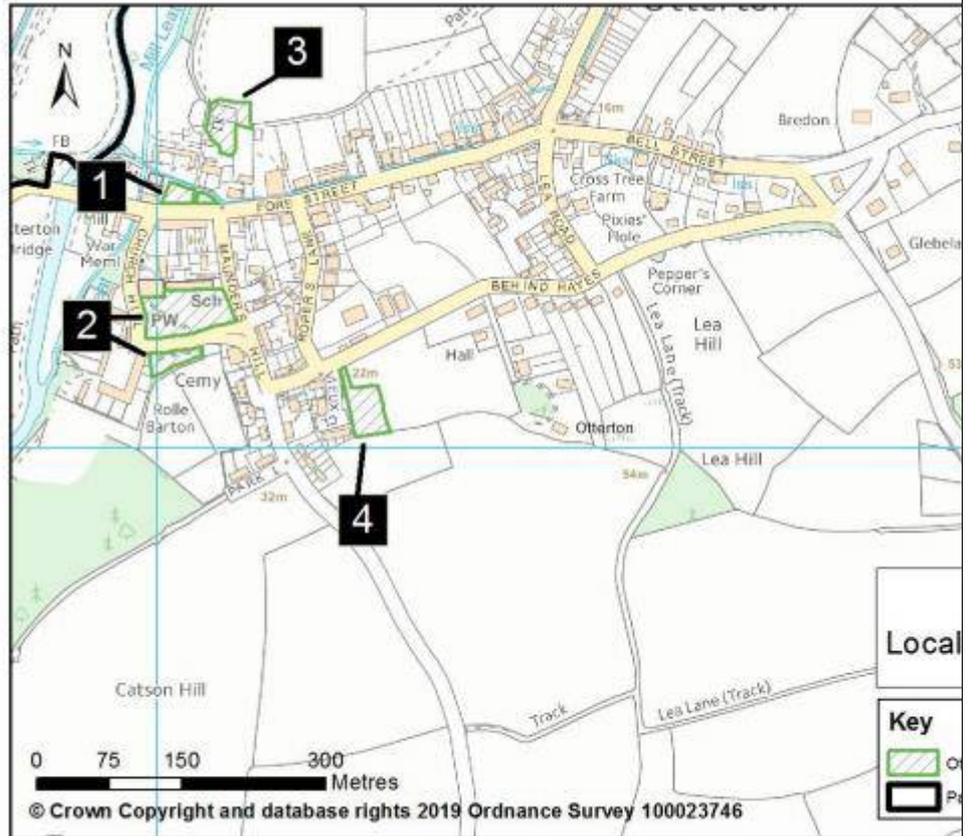
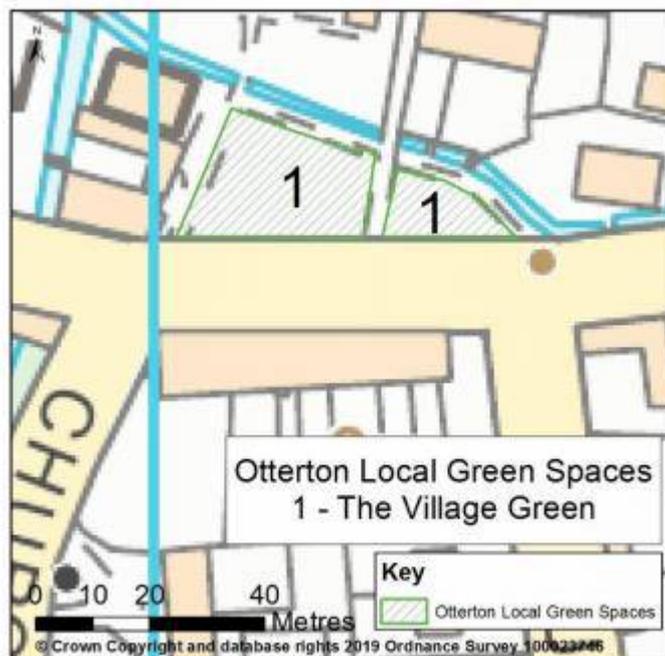
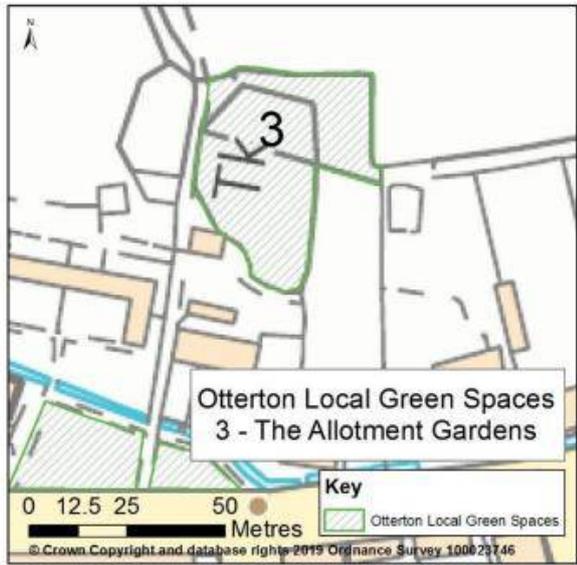
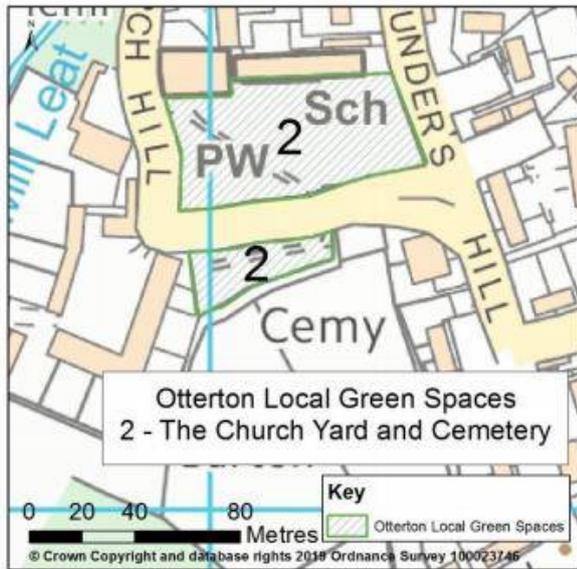


Figure 1- Local Green Spaces in Otterton



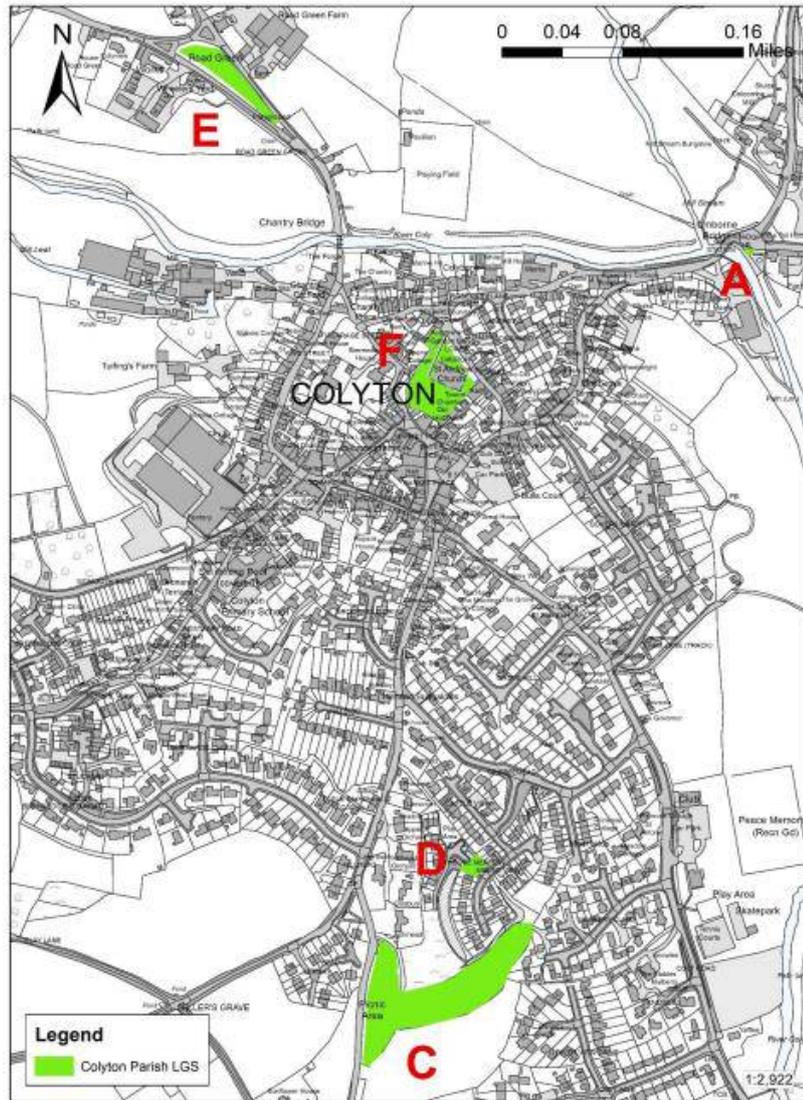




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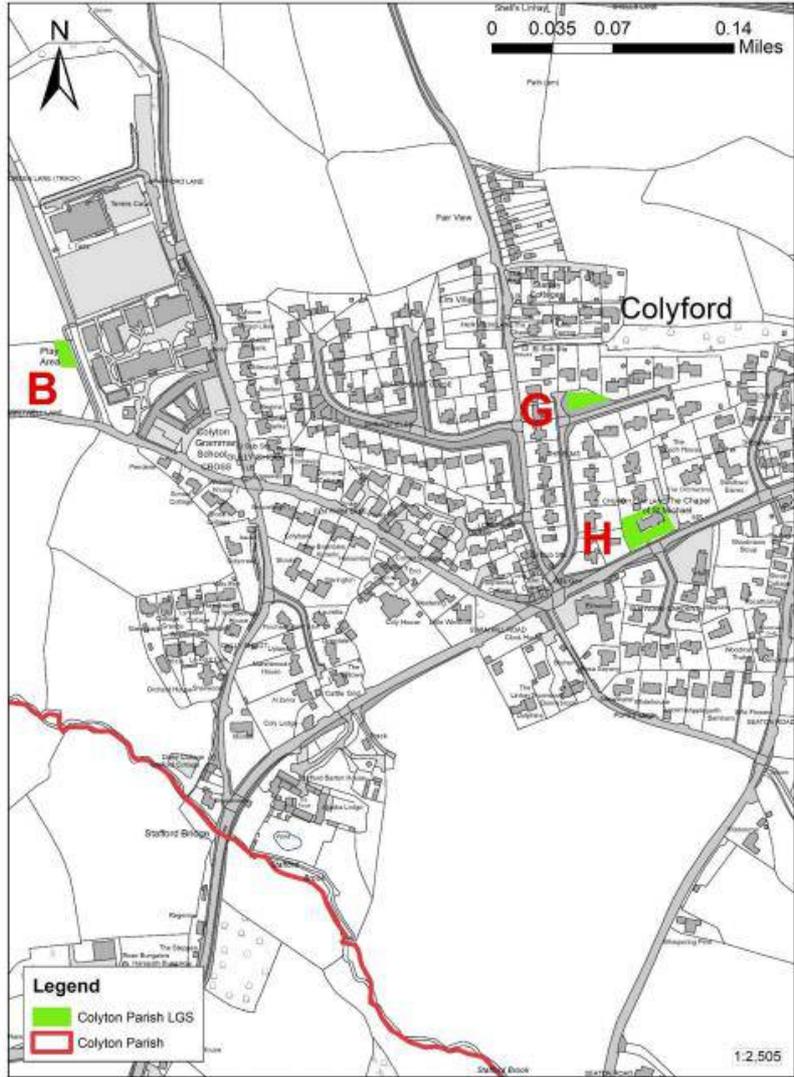
Policy No. Coly5 Local Green Spaces Proposals for new development on designated Local Green Spaces, listed below, will not be supported unless ancillary to their existing recreation or amenity use, or exceptional circumstances can be demonstrated. A. Bridge House Garden B. Colyford Play Park C. Colyton 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 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.

Map 7a Local Green Spaces, Colyton



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Map 7b Local Green Spaces, Colyton



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