

## Annex 2 Kilmington Neighbourhood Plan Post Examination Policy Wording

Plan Ref	Topic/ Policy Title	Policy Wording
	<b>Housing Development and Community Facilities</b>	<p><i>Objectives</i></p> <p><i>i) To support housing development which meets the identified needs of the local community across types and tenures, whilst meeting changing demographic and social requirements.</i></p> <p><i>ii) To ensure housing growth is of a scale that is appropriate to the village's role, function and does not adversely impact upon the ability to accommodate demand on facilities and infrastructure</i></p> <p><i>iii) To protect, maintain and enhance existing community facilities and support the provision of new facilities where required.</i></p> <p><i>iv) Promote and support lifelong learning in the Parish to instruct, teach, train and enlighten people of all ages and abilities to help them achieve their full potential.</i></p> <p><i>v) To encourage and support opportunities for sustainable and local food production.</i></p>
<b>Policy HD1</b>	<b>Community Engagement</b>	<ol style="list-style-type: none"> <li>1. Applications for developments will be expected to clearly demonstrate how proposals meet the aims and objectives of the Neighbourhood Plan. Accordingly, proposers of development (other than for minor domestic proposals), are strongly encouraged to engage with the Parish Council and the local community at the earliest opportunity prior to submission of a planning application stage to ensure local views and the aims and objectives of the Neighbourhood Plan are understood and taken account of.</li>   <li>2. Where major development is proposed (10 or more dwellings or for other uses, 1000sq metres or 1ha or more), the applicant is strongly encouraged to consult the local community prior to submitting the planning application and demonstrate how the issues raised through the consultation have been addressed. As a minimum, proposals should be sent to Kilmington Parish Council, available to view online, a staffed public exhibition should be held and the local community should be notified in writing and by public notice.</li> </ol>

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		<p>3. Where other applications are likely to result in a significant local impact, pre-application consultation may be required. Accordingly, proposers of development (other than for minor domestic proposals), are strongly encouraged to engage with the Parish Council and the local community at the earliest opportunity prior to submission of a planning application stage to ensure local views and the aims and objectives of the Neighbourhood Plan are understood and taken account of.</p>
<p><b>Policy HD2</b></p>	<p><b>Housing Development within the Built-up Area Boundary</b></p>	<ol style="list-style-type: none"> <li>1. The preferred location for new housing development is within the defined Kilmington Built-Up Area Boundary as shown on Figure 6. Proposals for new dwellings outside the BUAB, other than in accordance with Policies HD3, HD4 and HD5 of this Plan, will not normally be supported.</li> <li>2. Sites should be: <ol style="list-style-type: none"> <li>i) On previously developed land; or,</li> <li>ii) On an infill site in line with, and between, existing built properties; or,</li> <li>iii) For “annexes” to be used by family or other household members as ancillary accommodation, which will remain tied to, and part of, the original property in perpetuity. Annexes will be supported where they are physically attached or closely related and subservient to the main dwelling, and can be accessed without the addition of a separate driveway.</li> </ol> </li> <li>3. Proposals for new dwellings should demonstrate that they will not adversely impact the road network and safe movement of traffic; do not exacerbate transport constraints identified in Policy TT1 and will provide sufficient additional off-road parking for the new dwelling.</li> <li>4. Proposals should demonstrate they will be of a density, scale and massing appropriate to the character, built form and setting of the site and its surroundings.</li> <li>5. Trees and hedgerows are valued for their habitat for wildlife, biodiversity, air purification and amenity value and should not be removed, unless there is a sound ecological or community benefit for doing so.</li> </ol>

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<p><b>Policy HD3</b></p>	<p>Land off George Lane (adjacent to Dares Field)</p>	<ol style="list-style-type: none"> <li>1. Land off George Lane (adjacent to Dares Field) defined in Figure 7 is allocated for up to or around 14 dwellings to meet the housing needs of the local community during the term of this plan. Any proposals must comply with Policy EN19 of the East Devon Local Plan 2013-2031 and the measures set out in the emerging Axe Catchment Area Nutrient Management Plan. Permission will not be granted, nor can development commence until it can be demonstrated that there will be no increase in phosphates as a result of the proposed development.</li> <li>2. A Development Brief should be prepared for the site which takes into account both this plan’s aims, and objectives and the views of the local community established through engagement with the local community and Parish Council.</li> <li>3. Proposals will be supported where they: <ol style="list-style-type: none"> <li>i) deliver a mix of dwelling types and sizes which meet demonstrable up-to- date local need to help maintain a balanced and thriving local community; and</li> <li>ii) provide at least 50% ‘affordable’ housing (a mix of low cost, shared ownership, and subsidised rent). <p>The initial and subsequent occupancy of the affordable housing is restricted to a person(s) who:</p> <ol style="list-style-type: none"> <li>a. Does not have access to general market housing and is in housing need; and</li> <li>b. Is a resident of that parish group (as defined in The Local Plan) or has a local connection with that parish group because of family ties or a need to be near their workplace.</li> </ol> <p>In the event that an occupier who fulfils both criterion (a) or (b) cannot be found within a reasonable period of time, then the criterion will be widened firstly to a person(s) with a local connection to the parish group because of family ties or a need to be near their workplace, and</p> </li> </ol> </li> </ol>

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		<p>subsequently to a person(s) with an East Devon connection (Reference: EDDC Local Plan Strategy 35 or equivalent replacement policy); and</p> <p>iii) include an element of 'self-build' subject to meeting the requirements in Policy HD5.</p> <p>Local evidence at present suggests 7 affordable 2–3-bedroom houses, 3 self-build 3–4-bedroom houses and 4 open market 3–4-bedroom houses; the self-build element is in addition to and not part of the required affordable housing provision for this site; and</p> <p>iv) demonstrate that an adequate connection to the public sewer can be provided; and</p> <p>v) set built development back into the site from the northern boundary as far as is practically possible and include the provision of, as a minimum, a 10-metre buffer on the northern edge of the site between new development and the A35 which will be landscaped and planted before first occupation of the houses, in order to:</p> <ul style="list-style-type: none"> <li>a. minimises particulate and other pollution levels on the new site</li> <li>b. minimise noise from the A35</li> <li>c. enhance the boundary with the A35 to make a positive contribution to the “A35 green corridor”; and</li> </ul> <p>vi) are designed to minimise the loss of existing hedges and trees. Where loss is unavoidable, development proposals must provide for appropriate replacement planting with native trees and hedgerow on the site to improve landscape structure, screening and bio-diversity value;</p> <p>vii) provide a detailed landscaping scheme which includes:</p> <ul style="list-style-type: none"> <li>a) strategic planting and landscaping to reinforce the existing field boundary on the eastern edge of the site to act as a buffer;</li> <li>b) a mix of native and site appropriate trees including orchard planting;</li> </ul>

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		<p>c) include provision for, as a minimum, biodiversity net gain in compliance with national policy which retains and enhances habitat on the site, including installing a minimum of one integral nesting brick or bird box into each new build residential unit and external nest cups for house martins and swallows;</p> <p>d) include advance planting where possible and a detailed management plan for the ongoing care and maintenance of trees and hedgerows on the site; and</p> <p>viii) provide safe pedestrian and cycle access on-site to help enable good access to community facilities and local services; and</p> <p>ix) do not adversely impact the local road network, to provide adequate parking and options for sustainable travel (Policy TT1); and,</p> <p>x) provide an East – West foot and cycle path at the southern end of the site that can, in future be extended to act as a west-east link from land north of The Orchard to the land to the east of the development site, together with a link to Meadowbank residential area; and</p> <p>xi) provide dwellings of two storeys of a design, form, scale and density appropriate to and in keeping with the character of this part of the village, relating positively to the existing development on the adjacent site, following the guidance in the Blackdown Hills AONB Design Guide for Houses and the requirements set out in the Kilmington Village Design Statement; and</p> <p>xii) use appropriate materials, particularly stone elevations to properties adjacent to A35 and George Lane with slate roofs; and,</p> <p>xiii) avoid conspicuous gables and large window openings particularly to elevations facing open countryside.</p>

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		4. The development will be expected to satisfy the requirements of the other policies in this plan.
<b>Policy HD4</b>	<b>Land off Whitford Road (north of The Beacon)</b>	<ol style="list-style-type: none"> <li>1. Land off Whitford Road (north of The Beacon) defined in Figure 7 is allocated for up to 10 small bungalows to meet the housing demands and needs of the local community with a focus on housing for local older people as defined in the NPPF. Any proposals must comply with Policy EN19 of the East Devon Local Plan 2013-2031 and the measures set out in the emerging Axe Catchment Area Nutrient Management Plan. Permission will not be granted, nor can development commence until it can be demonstrated that there will be no increase in phosphates as a result of the proposed development.</li> <li>2. A Development Brief should be prepared for the site which takes into account both this plan's aims, and objectives and the views of the local community established through engagement with the local community and Parish Council.</li> <li>3. Proposals will be supported where they: <ol style="list-style-type: none"> <li>i) deliver a mix of accommodation suitable for older people of up to or around 96m<sup>2</sup>, designed to meet the needs of a range of downsizers and which promote independent living;</li> <li>ii) include a mix of market, affordable, sheltered and self-build* plots based on an up-to-date assessment of local need;</li> <li>iii) are of a design and density appropriate to and in-keeping with the character of this part of the village and pay particular regard to the requirements set out in the Kilmington Village Design Statement;</li> <li>iv) respond positively to the needs of older people which should include inside or outside communal space and a 'dementia friendly' design and layout;</li> <li>v) incorporate the principles of 'secure by design' which may incorporate CCTV, secure access and mutual overlooking of shared space;</li> <li>vi) where relevant, meet the requirements of Local Plan Strategy 35 and Strategy 36;</li> <li>vii) can demonstrate that an adequate connection to the public sewer can be provided;</li> </ol> </li> </ol>

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		<ul style="list-style-type: none"> <li>viii) route utility and other service infrastructure underground, including existing infrastructure if technically feasible;</li> <li>ix) provide a 10m set-back from Whitford Road and include orchard planting in this area between Whitford Road and the proposed building line, with built development to the south of the site as much as possible to minimise impact on the listed buildings to the north;</li> <li>x) provide a detailed landscaping scheme which includes: <ul style="list-style-type: none"> <li>a) reinforcing the existing northern boundary through new planting</li> <li>b) a mix of native and site appropriate trees including orchard planting</li> <li>c) include provision for, as a minimum, biodiversity net gain in compliance with national policy which retains and enhances habitat on the site, including installing a minimum of one integral nesting brick or bird box into each new build residential unit and external nest cups for house martins and swallows;</li> <li>d) include advance planting where possible and a detailed management plan for the ongoing care and maintenance of trees and hedgerows on the site; and</li> </ul> </li> <li>xi) provide safe pedestrian and cycle access on-site to help enable good access to community facilities and local services; and,</li> <li>xii) provide single storey dwellings with a maximum of 3 bedrooms that are up to or around 96m<sup>2</sup> gross internal area and meet accessible and adaptable standards and, ideally, also suitable for wheelchair users.</li> </ul> <p>4. Permitted development rights will be withdrawn to ensure reasonable controls exist over future extensions, increase in height and modification of dwellings in perpetuity. This is necessary in order to protect the character of the area and to ensure the size and layout of the dwelling continues to meet the identified need.</p> <p>5. The development will be expected to satisfy the requirements of the other policies in this plan.</p>

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Policy HD5	Self-build (and custom build) Housing	<ol style="list-style-type: none"> <li>1. Proposals for self-build (and custom build) dwellings must comply with Policy EN19 of the East Devon Local Plan 2013-2031 and the measures set out in the emerging Axe Catchment Area Nutrient Management Plan. Permission will not be granted, and the development must not commence, until the development can demonstrate that there will be no increase in phosphates as a result of the development.</li>   <li>2. Proposals will be supported where: <ol style="list-style-type: none"> <li>i) the proposed development is located within or immediately adjacent to the Kilmington Built-Up Area Boundary;</li> <li>ii) they do not have an adverse impact on the special character of the area's natural and built environments;</li> <li>iii) the dwelling is self-built, or custom built by someone who either lives in the parish of Kilmington or who has a local connection to it as defined in Strategy 35 of the Local Plan and the number of dwellings granted permission as a result of this policy does not exceed 10 during the neighbourhood plan period;</li> <li>iv) the dwelling is to be occupied by the person who builds it or commissions it (i.e., the first occupant has the primary input into the design of the home) as their main residence for a minimum period of 3 years after completion unless exceptional circumstances prevent this as agreed in writing by the local planning authority;</li> <li>v) the application be described as a self-build or custom build and will be conditioned as such;</li> <li>vii) each plot has at least water and electricity supply available at the plot boundary;</li> <li>viii) the plot has suitable access, with minimal disruption to local communities, for construction vehicles necessary for the completion of the dwelling; and,</li> <li>ix) they satisfy the requirements of the other relevant policies in this plan.</li> </ol> </li>   <li>3. To reduce embodied carbon, support will not normally be given for replacement dwellings unless accompanied by a robust condition survey which demonstrates the case for demolition. In this case, the existing foundations should be re-used unless the application clearly demonstrates why this is not practically possible.</li> </ol>

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		4. Where appropriate, the above criteria will be enforced through legal obligations.
<b>Policy HD6</b>	<b>Retaining Affordable Housing in Perpetuity</b>	Affordable or low cost housing should be provided in perpetuity, (in accordance with the most up-to-date Government policy), for example, through a Community Land Trust, section 106 agreements, other community housing scheme or Registered Provider which retains stock for the benefit of the local community at an accessible cost. Community housing schemes which provide and retain local affordable housing for the benefit of local people in need will be supported.
<b>Policy HD7</b>	<b>Retaining Community Facilities, Amenities and Assets</b>	<p>1. Existing community facilities and amenities (as identified on Figure 8 and listed below) are locally valued and will be protected for community use. Their loss will not normally be supported:</p> <ul style="list-style-type: none"> <li>i) Kilmington Primary School</li> <li>ii) Kilmington Village Hall</li> <li>iii) St Marys Church and the Beacon Baptist Church</li> <li>iv) New Inn and Old Inn Public Houses</li> <li>v) Recreation Field, including cricket oval, tennis court, children’s play park with equipment and multi-use pavilion.</li> </ul> <p>Foot note [Appendix 2 Amenities list together with details of the groups and activities they support]</p> <p>2. Proposals which result in the loss (redevelopment or change of use) of these facilities and amenities will only be supported where:</p> <ul style="list-style-type: none"> <li>i) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community and they demonstrate a need for their proposed change; and,</li> <li>ii) they do not have an adverse impact on the special character of the area’s natural and built environments.</li> </ul>

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Policy HD8	Maintaining and Enhancing Community Facilities, Amenities and Assets	<p>1. Development proposals for new, replacement, extended and/or improved community facilities and amenities will be supported where:</p> <ul style="list-style-type: none"> <li>i) the proposal would not have significant adverse impact on the amenity of nearby residents;</li> <li>ii) the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character);</li> <li>iii) the proposal would not have unacceptable impacts on the local road network (with regard to additional traffic volume / congestion, demand for parking, and pollution levels);</li> <li>iv) the proposed use will be dedicated to community use in perpetuity, and, v) they are easily accessible by residents and users, including, where possible, by sustainable modes of transport.</li> </ul>
Policy HD9	Education and Learning Facilities	<p>Development proposals for new or improved facilities which support education and learning will be supported where:</p> <ul style="list-style-type: none"> <li>i) they do not increase fluvial or surface water flood risk;</li> <li>ii) they will have no adverse effect on residential amenity (such as noise, operating hours, light pollution, anti-social behaviour and so on) in nearby areas; and,</li> <li>iii) there will be no adverse impact on the natural environment (landscape, biodiversity and habitats) or that negative</li> </ul>
	<b>Getting Around: Transport and Traffic</b>	<p><i>Objectives:</i>  <i>To manage and address traffic and parking and encourage pedestrian movement.</i></p>
Policy TT1	<b>Impact on the Local Highway, Cycleway and Footpath Network</b>	<ul style="list-style-type: none"> <li>1. Proposals must provide sufficient off road parking to serve the development commensurate to the size and nature of the use, and ensure no adverse impact on highway safety.</li> <li>2. Proposals which would significantly increase traffic flow on the local road network, particularly through The Hill, The Street and George Lane will not be supported.</li> <li>3. Proposals that improve pedestrian and cycle access to facilities will be supported.</li> </ul>

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		<p>4. Proposals for new residential dwellings, employment development or community/recreation facilities must include secure storage facilities for cycles.</p> <p>5. Proposals for new residential dwellings or employment development should include charging points for electric vehicles.</p>
<b>Policy TT2</b>	<b>Protecting Devon Banks, Hedgerows and Trees from New and Widened Access Points</b>	<p>Proposals for development including new and widened access points which negatively affect traditional Devon banks, established hedgerows and trees should demonstrate that:</p> <ul style="list-style-type: none"> <li>i) Alternative options are impractical and the proposal is the least damaging option (to the hedgerow / bank / tree(s), setting in the landscape, biodiversity and habitats), and,</li> <li>ii) They have taken into account the most up-to-date Highways Authority standards and guidance relating to changes to hedgerows.</li> </ul>
<b>Policy TT3</b>	<b>Traffic arising from Major Development</b>	<p>Proposals for all new housing developments, major employment or retail proposals and expansion of existing employment and retail premises which are likely to generate significant additional vehicle movements into and out of the site should demonstrate, as part of a Transport Assessment, how vehicular access into and out of the site and circulation within the site will mitigate impacts of additional traffic onto the A35 and (where relevant) through Kilmington village (including with regards to safety, journey time, congestion, air quality and noise).</p>
<b>Policy TT4</b>	<b>Protecting the Footpath, Bridleway and Cycleway Network</b>	<ul style="list-style-type: none"> <li>1. Development proposals which result in the loss of public footpaths, bridleways and cyclepaths will not normally be supported unless an appropriate replacement route can be provided.</li> <li>2. Proposals for new rights of way and other public non-vehicular routes and development affecting existing rights of way and other public non-vehicular routes should, where relevant: <ul style="list-style-type: none"> <li>i) help to increase opportunities for recreational access to and within the countryside;</li> <li>ii) better link existing areas of green infrastructure and Local Green Space used for recreational purposes;</li> <li>iii) help to retain and enhance safe and easy pedestrian and cycle access to local amenities including the school, community facilities and services;</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>iv) not adversely impact upon local amenity;</li> <li>v) have no adverse impact on landscape or built character or such impacts are satisfactorily mitigated;</li> <li>vi) meet the most up-to-date standards of design and use surface materials that do not exacerbate flooding.</li> </ul> <p>3. New and improved walking and cycle routes in the following locations, to improve accessibility within and around Kilmington village, will be supported: i) connecting George Lane and Whitford Road; and, ii) connecting Meadowbank and the proposed development HD3 iii) connecting The Hill and Newtons Orchard/George Lane</p>
	<b>Employment and Business</b>	<p><i>Objective:</i>  <i>To support the local economy through existing businesses, and enhance employment opportunities by supporting new enterprises and premises of an appropriate type, scale, and location.</i></p>
<b>Policy EB1</b>	<b>Local Employment in Agriculture and Forestry</b>	<p>Development proposals which provide additional opportunities for agricultural and forestry employment will be supported where they:</p> <ul style="list-style-type: none"> <li>i) do not increase flood risk;</li> <li>ii) have no adverse impact on locally valued landscapes and views, as identified in Policy CGS1 or built character or such impacts are satisfactorily mitigated;</li> <li>iii) have no adverse impact on biodiversity or impacts can be satisfactorily mitigated.</li> <li>iv) the proposals demonstrate how a biodiversity net gain equal to or exceeding national policy requirements will be delivered;</li> <li>v) do not adversely impact upon local amenity; and,</li> <li>vi) do not adversely affect traffic within the village.</li> </ul>

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<b>Policy EB2</b>	<b>Local Tourism and Leisure Opportunities</b>	<p>1. Development proposals for holiday accommodation and tourist attractions which provide additional opportunities to support the local economy will normally be supported where they:</p> <ul style="list-style-type: none"> <li>i) are of a small scale appropriate to their setting;</li> <li>ii) are in a sustainable location with safe and good access to local facilities and amenities</li> <li>iii) serve a local rather than strategic tourism need and /or demand;</li> <li>iv) have no adverse impact on highway safety or traffic flow on the local road network;</li> <li>v) do not increase fluvial or surface water flood risk;</li> <li>vi) have no adverse impact on locally valued landscapes and views identified in policy CGS1, or built character or such impacts are satisfactorily mitigated;</li> <li>vii) have no adverse impact on biodiversity or impacts can be satisfactorily mitigated to ensure net gains in biodiversity; and,</li> <li>viii) do not adversely impact upon local amenity.</li> </ul> <p>2. The development of new permanent dwellings of any type to support such developments will not be supported. The conversion of existing buildings to provide support to the facility will be considered on an individual basis.</p>
<b>Policy EB3</b>	<b>Change of Use of Agricultural Buildings Development</b>	<p>Where planning permission is required, proposals for conversion of agricultural buildings will be supported where:</p> <ul style="list-style-type: none"> <li>i) they support the diversification of farm businesses, and it can be shown that it will make a difference to the viability of the main business as a working farm;</li> <li>ii) they have no adverse impact on highway safety, on road parking or traffic flow on the local road network;</li> <li>iii) they will have no adverse effect on residential amenity (such as resulting from noise, hours of operation, light pollution, anti-social behaviour and so on) in nearby areas;</li> <li>iv) there will be no adverse impact on the natural environment (landscape, biodiversity and habitats) or that any adverse impacts will be satisfactorily mitigated.</li> <li>v) the proposals demonstrate how a biodiversity net gain equal to or exceeding national policy requirements will be delivered;</li> </ul>

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		vi) they do not result in disproportionate extension of the existing structure or building.
<b>Policy EB4</b>	<b>Change of Use from Agricultural to Woodland / Forestry Use</b>	<p>Development proposals associated with a change from agricultural use to woodland/ forestry for commercial purposes which require planning permission will be supported where:</p> <ul style="list-style-type: none"> <li>i) they help to increase opportunities for public access to and education within the countryside;</li> <li>ii) they have no detrimental impact on the neighbouring developments or landscape designations or such impacts can be satisfactorily mitigated;</li> <li>iii) access to and from the site for trimming, felling and distribution does not exacerbate existing transport problems experienced in Kilmington village;</li> <li>iv) they demonstrate that there is no adverse impact on the landscape from buildings required for operational uses of the site or such impacts can be satisfactorily mitigated;</li> <li>v) they utilise species natural to the region across the site to enhance habitats and achieve a net gain in biodiversity and avoiding monoculture; and,</li> <li>vi) they demonstrate that there is a plan in place for the management of the woodland, especially where it is being used as a crop.</li> </ul>
<b>Policy EB5</b>	<b>Telecommunications</b>	<ol style="list-style-type: none"> <li>1. The development of infrastructure to support improvements in telecommunications which serve the Parish will be supported where sympathetically incorporated and sensitively sited within the landscape.</li> <li>2. Masts will only be supported where they are located outside of the Locally Valued Landscape Areas and Views as shown in Figure 19 and it can be proven that: <ul style="list-style-type: none"> <li>i) there is a need for a mast at that specific location;</li> <li>ii) there are no opportunities to share an existing mast.</li> </ul> </li> <li>3. Wherever practical, all new residential, educational and business premises will be required to make provision for the latest high-speed internet and mobile connectivity.</li> </ol>

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	<b>Heritage and Design</b>	<p><i>Objective:</i>  <i>To keep all development to a scale, mass and character which respects and responds to principles of high-quality design, reflecting and enhancing local built and landscape character and distinctiveness of the Parish.</i></p>
<b>Policy DE1</b>	<b>High Quality Design</b>	<ol style="list-style-type: none"> <li>1. All new development should be of high-quality design, complementing the local vernacular, enhancing visual amenity, minimising any adverse impacts on the built environment, neighbouring amenity and landscape.</li> <li>2. For proposals to be considered high quality, they should meet the requirements of the Kilmington Village Character Assessment (Appendix 4) and have particular regard to the following considerations, wherever applicable and practical: <ol style="list-style-type: none"> <li>i) application of the most up-to-date accessibility standards which are applicable to the type and location of development (and exceed those standards where possible);</li> <li>ii) be well-related to scale, form and character of the existing village built-up area and of its setting, sitting and fitting well with neighbouring properties including residential dwellings providing private rear amenity space (gardens) appropriate to dwelling type and size;</li> <li>iii) demonstrate how they respond positively to the Kilmington Village Character Assessment and Kilmington Village Design Statement (Appendix 3);</li> <li>iv) retain and enhance boundary features of a site or have boundary treatment well-related to those of nearby dwellings and other buildings and the character of its setting. Where this requires planting of hedgerows or banks, species should be native to the local area;</li> <li>v) have no adverse impact on the amenity of neighbouring residents;</li> <li>vi) have minimal adverse visual impact on the village gateways (approaches) identified on Figure 11;</li> <li>vii) exceed adopted off road parking standards;</li> <li>viii) ensure good and safe accessibility for refuse, emergency and delivery vehicles;</li> <li>ix) provide safe and easy access for pedestrians and cyclists onto the existing pedestrian and cycle network and enable good connectivity to local facilities and amenities;</li> <li>x) provide a street design which is safe for pedestrian, cycle and vehicular access but does not adversely impact upon the character of the historic network of roads and lanes, for example, through</li> </ol> </li> </ol>

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		<p>inappropriate lighting or pavement areas which adversely impact on the character and setting of public spaces;</p> <p>xi) route utility and other service infrastructure underground;</p> <p>xii) as a minimum meeting and wherever possible exceeding the latest Government Standards in relation to energy efficiency of materials and thereby achieving any policy requirement to reduce CO2 emissions;</p> <p>xiii) have a layout which optimises passive solar gain;</p> <p>xiv) new residential dwellings, employment development or community/recreation facilities must include secure storage facilities for cycles;</p> <p>xv) new residential dwellings or employment development should include charging points for electric vehicles;</p> <p>xvi) pass the tests and exceed standards relating to Building for a Healthy Life for dwellings and BREEM “Very Good” for commercial / employment uses, or equivalent other up-to-date standards at the time of application; and,</p> <p>xvii) respond positively to National Design Guidance, and to principles such as those set out for “walkable communities” in Sport England and Public Health England’s “Active Design” guidance.</p>
<p><b>Policy DE2</b></p>	<p><b>Flood Risk</b></p>	<ol style="list-style-type: none"> <li>1. Where appropriate, development proposals should demonstrate that they do not increase local flood risk, with regard both to locations of known surface water flooding and fluvial flood risk (identified on up-to-date flood risk maps).</li> <li>2. Development proposals creating new drainage requirements must incorporate Sustainable Urban Drainage Systems (SuDS), following the SuDS hierarchy. New drainage systems must demonstrate they will be effective in allowing for above surface water management on site and improvement of water quality.</li> <li>3. A management plan must be put in place for future maintenance of the drainage system. SuDS systems maintained by South West Water would be preferred.</li> </ol>

Plan Ref	Topic/ Policy Title	Policy Wording
	<b>Countryside and Green Spaces</b>	<p><i>Objectives:</i></p> <p><i>To protect and enhance the AONB designated landscapes, rural identity, biodiversity, geodiversity, and wildlife habitats and corridors (including streams).</i></p> <p><i>To protect and enhance green spaces and sports facilities which are of recreational value to the community. Create a healthy living environment and facilitate physical activity to promote the health and wellbeing of the community.</i></p>
<b>Policy CGS1</b>	<b>Locally Valued Landscapes and Views</b>	<ol style="list-style-type: none"> <li>1. Areas of particularly locally valued landscapes and views will be protected. The landscape views identified in Figure 19 and set out in the Kilmington Village Character Assessment are: <ol style="list-style-type: none"> <li>a. from Roman Road across Cory Brook;</li> <li>b. from Nower Lane at Nower farm down the Cory valley;</li> <li>c. from Stockland Road at the junction with Nower Lane across the Cory valley;</li> <li>d. from Gore Head over the village, particularly St Giles' church tower;</li> <li>e. from Hampton Road looking east across the Axe Valley; and,</li> <li>f. from the A35 along the River Axe looking south;</li> </ol> </li> <li>2. These views will be protected for the quality of their amenity value and their contribution to the character and setting of the village and wider parish. Their loss or despoilment will not normally be supported.</li> <li>3. Proposals which result in unavoidable adverse visual impact on these views (in whole or in part) will only be supported where: <ol style="list-style-type: none"> <li>i) there are no other suitable sites for the proposed development; and,</li> <li>ii) the visual impact of the development can be satisfactorily mitigated in a manner which retains or enhances landscape character.</li> </ol> </li> <li>4. Proposals, and the assessment of proposals, is expected to take account of and apply the latest available local guidance:</li> </ol>

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		<ul style="list-style-type: none"> <li>i) Kilmington Village Character Assessment and Countryside and Green Spaces Assessment and Audit (including the Local Views / Visual Landscape and Local Green Space Assessment); and,</li> <li>ii) East Devon and Blackdown Hills AONB and East Devon District Landscape Character Assessment and Management Guidelines Blackdown Hills AONB “What makes a view?” (where relevant) .</li> </ul>
<b>Policy CGS2</b>	<b>Locally Valued Areas of Biodiversity, Geodiversity and Habitat</b>	<p>1. Our particularly locally valued areas of biodiversity, geodiversity and habitat, as shown in Figure 20, are:</p> <ul style="list-style-type: none"> <li>i) deciduous woodlands, particularly those within the village (south of Shute Road, either side of Roman Road, between Springhead and Shute Road and Coryton Lane, along the ‘Quarry Road’) (deciduous woodland is scarce in the parish and is a ‘Priority Habitat’);</li> <li>ii) areas of purple moor grasslands in the north of the parish, (Purple moor grassland is a ‘Priority Habitat’);</li> <li>iii) The Common (contains lowland heath and deciduous woodland, both ‘Priority Habitats’, used by many parishioners for recreation, site for re-establishment of the Heath Lobelia); and,</li> <li>iv) the stream corridor running from the west end of Springhead Lane through the village to Whitford Road (a valued watercourse for running freshwater with margin vegetation, see Figure 23 section 7.5).</li> </ul> <p>These areas will be protected as areas critical in supporting wildlife habitats, biodiversity and geodiversity and their role within the wider network of green infrastructure. Their loss will not normally be supported.</p> <p>2. Proposals which result in unavoidable adverse impact on these areas will only be supported where:</p> <ul style="list-style-type: none"> <li>i) there are no other suitable sites for the proposed development;</li> <li>ii) the areas (quality, land area and habitat, biodiversity and geodiversity value) can be satisfactorily replaced in close proximity to their original location with net gains in biodiversity</li> <li>iii) a funded management and maintenance plan, of 3 or 5 years depending on habitat type, is agreed to ensure that net gains in biodiversity are realised; and,</li> <li>iv) the proposal would not have significant adverse impacts on the site’s wider setting (regarding biodiversity, geodiversity and habitat) or such impacts can be satisfactorily mitigated.</li> </ul>

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		<p>3. Trees and hedgerows are valued for their habitat for wildlife, biodiversity, air purification and amenity value and should not be removed, unless there is a sound ecological or community benefit for doing so.</p> <p>4. Development should aim to:</p> <ul style="list-style-type: none"> <li>i) maintain the visual and biodiversity value of verges, hedgerows, and Devon banks which provide connectivity as green corridors for wildlife.</li> <li>ii) limit external light sources ensuring that lighting is appropriately sited, specified and controlled to minimise light spill and adverse impact on dark skies and bat commuting and foraging patterns.</li> </ul> <p>5. Opportunities to incorporate provision for nesting birds and roosting bats must be considered, and included wherever possible/practical in new developments, to protect and enhance biodiversity. A minimum of one integral bird box designed for swifts shall be incorporated into each new build residential unit, and/or where existing buildings are being altered/extended, an ecologist should be instructed to check for existing nests/ roosts of birds or bats. These should be retained where possible or replaced with an integral box, or if not practical, an external box. Wherever possible and practicable, this minimum requirement should be exceeded through other appropriate measures including, but not limited to, external nest cups for house martins and swallows, and internal oxygen “tubes” for bats, at all times in accordance with current legislation for specially protected species.</p>
<b>Policy CGS3</b>	<b>Local Green Space</b>	<p>1. Our locally valued green spaces are identified on Figure 21 and are designated as Local Green Space:</p> <ul style="list-style-type: none"> <li>i) Village Recreation Field;</li> <li>ii) Village Green;</li> <li>iii) Jubilee Green;</li> <li>iv) The Common;</li> <li>v) The allotments;</li> <li>vi) New Inn Garden</li> </ul>

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		2. Inappropriate development will not be supported except in very special circumstances.
<b>Policy CGS4</b>	<b>Protecting the Stream Corridor</b>	<p>1. The stream “corridor” is indicated on Figure 23 and will be protected from adverse impact from development which could erode its value to local biodiversity, and its contribution to the built character and heritage of Kilmington village.</p> <p>2. With the exception of householder applications, proposals for development should demonstrate that:</p> <ul style="list-style-type: none"> <li>i) They are designed to avoid any negative impact on phosphate levels, sediment run off and flooding in relation to the stream (as part of the Axe, Yarty and Corry Catchment), and</li> <li>ii) Seek to contribute to achieving, “Good Ecological Status” where applicable, feasible and viable, and</li> <li>iii) Will not contribute to deterioration of the current ecological status of the stream (as part of the Axe, Yarty and Corry Catchment).</li> </ul>
	<b>Small Scale Renewable &amp; Low Carbon Energy Generation</b>	<p><i>Objective:</i>  <i>To support small scale renewable and low carbon energy generation to help reduce emissions in the Parish and help contribute positively to adaptation to and mitigation of climate change at the local level.</i></p>
<b>Policy RLC1</b>	<b>Small Scale Renewable and Low Carbon Energy Generation</b>	<p>1. In order to protect the quality of Kilmington’s and the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty’s landscapes, biodiversity, tranquillity and wildlife habitats proposals for renewable or low carbon energy schemes should follow the policies from “Renewable Energy in the Blackdown Hills Report (2010)” See figure 25. Proposals will be supported where they meet the following criteria in full:</p> <ul style="list-style-type: none"> <li>i) are small scale,</li> <li>ii) they do not adversely impact upon local amenity, locally valued landscapes and views,</li> <li>iii) are sensitively sited, and</li> <li>iv) they are appropriately landscaped.</li> </ul>

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		<p>2. Large scale renewable and low carbon installations will not normally be supported.</p> <p>3. Proposals for renewable or low carbon energy schemes must follow relevant guidance and advice, as applicable, given in:</p> <ul style="list-style-type: none"><li>i) East Devon and Blackdown Hills Landscape Character Assessment and Management Guidelines;</li><li>ii) the Blackdown Hills Area of Outstanding Natural Beauty Management Plan;</li><li>iii) the East Devon Area of Outstanding Natural Beauty Management Plan; and,</li><li>iv) the “Renewable Energy in the Blackdown Hills Report (2010)”.</li></ul>