

Otterton Neighbourhood Plan

Summary of the Representations Submitted to the Independent Examination

Use of this Document

This document sets out a summary of the representations (comments) received on the Submission Version of the Neighbourhood Plan, which were passed to the independent examiner for consideration. Please note that the full responses are available on the [Otterton Neighbourhood Plan](#) page of the District Council website:

- <https://eastdevon.gov.uk/planning/planning-policy/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/Otterton/>

The [Examiner's Final Report](#) is also available on this webpage and forms part of the documentation for the referendum. Correspondence that took place during the examination and documentation for every previous stage in the development of the neighbourhood plan is also available on the website.

The Submission Version of the Plan has been updated to the Referendum Version following consideration of the Examiner's final report by East Devon District Council. The District Council Decision Notice sets out the changes agreed between the versions. The Decision Notice and the Referendum Version of the Plan are also part of the referendum documentation and available on the website.

Summary of Representations

1. Avison Young for National Grid

The representation advises that the Neighbourhood Plan has been reviewed and that there are no comments to make. The representation sets out the role and operation of National Grid and provides links and contacts for further information and guidance.

2. Councillor M Allen

Considers restrictions on development in section 6.6 and 6.7 are over-rigorous and go beyond the Local Plan initiatives for small scale industrial development and tourism. Therefore, does not support these clauses as written.

3. Coal Authority

The representation advises that the Neighbourhood Plan has been reviewed and that there are no specific comments to make.

4. East Devon Area of Outstanding Natural Beauty (AONB) Partnership

Commends the Steering Group on the clarity and presentation of the plan, and in particular the landscaping aspects of the plan as being well evidenced and addressed. Looks forward to supporting the achievement of the overall aims of the Plan, over the plan period. Suggests it may be of value to review the Village Design Statement following the making of the Neighbourhood Plan.

5. East Devon District Council

- **Policy ONP5 Protecting & Enhancing Wildlife in the Natural Environment** - Replace references to 'semi natural' with 'wildlife'.
- **Policy ONP6 Encouraging Small Scale Economic Development** – Noted the term 'local people' is not defined. Suggests the policy would be clearer without the requirement for "providing jobs for local people".

- **Policy ONP7 Ladram Bay Holiday Park Development:**
 - ‘Coastal Protection’ should read ‘Coastal Preservation Area’;
 - The introductory paragraph should be amended to read, *“Development will only be permitted within the area outlined in red on the map below if it is for the replacement of an existing structure or pitch, is designed to be sustainable and does not harm the landscape or setting of the East Devon AONB, Jurassic Coast World Heritage Site and Coastal Protection Preservation Area. No new development of any kind will be permitted anywhere outside the existing site boundary defined on the map below. Support will be given for any proposal meeting the above criteria that:”*
 - Notes that the policy is onerous in that it allows no new development of any kind anywhere outside the defined boundary. The (non-strategic) adopted Local Plan Policy E19 is less restrictive than this policy, whilst recognising the need to protect the importance of the designated landscapes, as it allows for limited new development subject to a number of criteria and provided there are no new permanent structures or are replacement structures designed to blend into their surroundings.

See the [full representation](#) on the neighbourhood planning pages of the East Devon District Council website. Please note this constitutes a combined view of East Devon District Council taking account of individual departments comments also published individually on the website.

6. Environment Agency (EA)

The EA is pleased that the Plan acknowledges many of the pertinent environmental issues within the parish. The EA supports the objectives of the plan and the adoption within it of the East Devon & Blackdown Hills Landscape Character Assessment planning guidelines. Whilst the EA welcome the statement within the plan that there should be no development that might exacerbate flooding, it is observed that there appears to be no specific policy to support this objective. However, it is commented that a number of the Plan policies include requirements which the EA support, including Policy ONP1 (Sustainable Development), ONP4 (Protecting & Enhancing the Natural Landscape), ONP5 (Protecting & Enhancing Wildlife in the Natural Environment), and ONP6 (Encouraging Small Scale Economic Development). For consistency with national policy, it is recommended that Policy ONP5 should also include a commitment for development to achieve biodiversity net gain.

The text regarding the Lower Otter Restoration Project and beavers is also specifically welcomed.

See the [full representation](#) on the neighbourhood planning pages of the East Devon District Council website.

7. Highways England

Highways England have reviewed the Submission Version and remain satisfied that the plan's proposed policies are unlikely to result in development which will adversely impact the Strategic Road Network it operates. Therefore, the representation advises there are no specific comments to make at this time.

8. Historic England

No issues associated with the Plan upon which Historic England wish to comment.

9. Natural England

No specific comments to make on this Plan.

10. West Hill Parish Council

Confirms the plan has been reviewed and there are no comments.