

Newton St Cyres Neighbourhood Plan

Draft Planning Policy Objectives

The creation of a Newton St Cyres Neighbourhood Plan was agreed by the Parish Council and authorised by Mid Devon District Council in 2022. The Neighbourhood Plan will set a vision for the future shape and size of the communities in which we live. It will be based firmly on what local people want for the future of our communities. We can use our Neighbourhood Plan to influence the type, design, location and mix of development and its impacts both on our communities and on the environment. We can also use the Plan to identify and plan for local leisure opportunities and to influence decisions about the services and infrastructure we need.

The following Neighbourhood Plan policy objectives are the first iteration and are based on the priorities for the wellbeing of our communities as given to the Neighbourhood Planning Group by those who attended our first Consultative event in February 2023. These now form the basis of further stages of engagement and consultation. The next stages of consultation during the Autumn of 2023 will be with local businesses and local service providers and also with local schoolchildren and young people. However feedback and comment is also sought and welcome from all other residents of the Parish.

Please send your views and comments to Graeme Barnell Chairman, Newton St Cyres Parish Council at graemebarnell@newtonstcyres-pc.gov.uk

Our planning objectives and policies will also be subject to test and amendment by the collection of specific evidence including surveys of housing need and availability. We expect our objectives and policies to be the subject of significant change as we go through different stages of consultation and evidence gathering. The final draft of the Plan will be the subject of a local referendum and will also require the approval of the Mid Devon District Council as the local Planning Authority and the Government's Planning Inspectorate.

The Neighbourhood Planning Group believe that the health and wellbeing both of people and the environment in which they live should be at the heart of our Neighbourhood Plan. It is incumbent on us to have health and wellbeing inform and divert our planning objectives. The aim to ensure healthy vibrant and diverse communities within the Parish living in a built environment that is not only beautiful but also environmentally and economically sustainable.

Housing

The NSC Neighbourhood Plan will include Planning Policies that:-

1. Support housing development that delivers a sufficient population size and a more diverse demography to ensure local services and facilities are sustainable and can be extended. These policies will include policies supporting affordable housing both to rent and buy and opportunities for self-build homes.
2. Conserve the historic and rural nature of our villages and hamlets by ensuring any that housing development is of such design, size and density that is in keeping with the size and character of our settlements and protects them from domination by large scale development.
3. Protect the rural nature of the Parish, its habitats, biodiversity and its rich farming heritage by ensuring that housing development takes place only within

settlement boundaries designated in the adopted MDDC Local Plan or on sites that are designated as rural exception sites under MDDC Local Plan Policy DM6. For sites designated under Policy DM6 the policy will indicate that good quality farming land must not be included.

4. **Support the Policies that mitigate the impact of climate change within the MDDC Interim Policy on the Climate Emergency** by ensuring enhanced energy efficiency in the design of housing and supporting the transition to low carbon energy sources and transport systems.
5. **Identify opportunities and support housing development by local communities in partnership with local landowners and developers** that fit with and deliver the above objectives including affordable and community led housing schemes.
6. **Identify the priorities for developers contributions to a local infrastructure plan** including active travel, local green space designation and measures aimed at mitigating the impacts of road traffic on our settlements.

The Local Economy

The NSC Neighbourhood Plan will include planning policies that support :-

1. **The development of innovative local retailing and leisure businesses** that promote the sale of quality local produce and related goods and provide local people with opportunities to shop and eat.
2. **The provision of facilities for the setup of businesses or the provision of work hubs** utilising existing farm buildings in keeping with the rurality of the area.
3. **The delivery of improved mobile data and fibre optic broadband services** to new and existing businesses across the Parish and not only along parts of the A377 corridor.
4. **The retention and strengthening of our local businesses** including supporting opportunities for growth based on our beautiful rural location and our proximity to Exeter based customers, tourists and the markets they offer.

Transport and Infrastructure

The Neighbourhood Plan will include a local infrastructure plan that will link to and inform future housing development plans and developer contributions. It will be devised in partnership with neighbouring local authorities together with MDDC and the County Council..

This plan will include policies supporting the development of environmentally sustainable transport options especially for walking and cycling, and improvements in the safety and accessibility of the A377 to pedestrians and cyclists and measures to extend the availability of mobile data and fibre optic broadband services.

The Infrastructure Plan will include specific support for:-

1. **Cycleways and pathways** that link communities safely with each other and to public transport. This includes the phased development of the Crediton to Exeter Cycleway.
2. **Controlled road crossings** and other measures aimed at improved speed calming and control of road traffic speed and density especially along the A377.

3. **Improvements in public transport services** including park and ride facilities and accessible and safe bus stopping places.

Open spaces and Leisure

The Neighbourhood plan will include planning policies that:-

1. **Encourage conservation and development of opportunities for access to the countryside** including the current network of Public Rights of Way and permissive paths.
2. **Designate Local Green Spaces** either in or adjacent to our main settlements as a key measure in conserving existing accessible green spaces and in securing their future in providing essential leisure opportunities for people of all age groups.
These spaces may include:-
 - a. Newton Village Green
 - b. Newton Arboretum
 - c. The Glebe field in Newton
 - d. Kingfisher Ground (adjacent to the new School)
 - e. The Recreation Ground
 - f. The Newton allotments
3. **The conservation and development of existing community facilities and services** as key elements in promoting the health and wellbeing of our communities including:-
 - a. The Parish Hall
 - b. The Church of St Cyr and Julitta
 - c. The Recreation Ground
 - d. The Arboretum
 - e. Community allotments

Climate and the Environment

The Neighbourhood plan will include planning policies that:-

1. **Protect and promote biodiversity.** The Neighbourhood Plan will include policies that support the conservation of existing areas rich in bio-diversity, and promote policies that encourage enhanced biodiversity in local business practices including farming practise, in land use, and in the management of public and private assets such as green spaces and road verges.
2. **Support sustainable and community based energy initiatives.** The Neighbourhood Plan will include policies that support the transition from carbon-based energy sources to those based on sustainable and renewable energy, and the development of local renewable energy initiatives. The topography of the Parish is considered suitable for exploration of options for Community Energy Production.
3. **Support the transition from petrol and diesel fuelled transport to electric vehicles and active travel.** This includes support for footpaths, cycleways, and EV charging points in communal areas.
4. **Support the transition to net zero carbon emissions for homes and business premises.** The Neighbourhood Plan will include policies that encourage standards in all new development to deliver net zero rating for carbon emissions and net bio-diversity gain. It will also encourage positive action to ensure that existing buildings also become rated net carbon zero for emissions.

